0332515

IDENTIF. & REFERENCE

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (sk) Title No: 39062
Dav. Co. File: Box 8

97 JUL 31 PM 3:11

FELIX Z. [illegible] II REGISTER
DAVIDSON COUNTY, TN.

BOOK 10551 PG 1

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Robert G. Jeffrey 104 Windsor Terrace Dr. Nashville, TN 37221	**SunTrust Bank** **P.O. Box 305110** **Nashville, TN 37230-5110**

TAX MAP-PARCEL NUMBERS: 143-01-A-104

WARRANTY DEED

1415 07/31 0101 03CHECK 547.35

FOR AND IN CONSIDERATION of the sum of **$ 145,500.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Selina A. Ferragina, a married woman,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Robert G. Jeffrey,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 104 of Windsor Terrace Condominiums, Phase One, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, a shown on the Plan to the Master Deed of record in Book 6250, Page 869, and shown as Exhibit "C" to the Master Deed of record in Book 7150, Page 921, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

BEING the same property conveyed to Selina Ann Binkley, unmarried by deed from Steven G. Hall, Trustee of record in Book 7273, Page 596, Register's Office for said County. The said Selina Ann Binkley now being known as Selina Ann Binkley Ferragina. Selina Ann Binkley has since been married to Fred Gordon Ferragina. Fred Gordon Ferragina joins in this conveyance to waive any and all marital rights he may have in the above-described property.

Description Reference: Described from information contained in recorded condominium documents.

The property herein conveyed is subject to the restrictions, easements, liens and other matters set forth in the Master Deed and By-Laws of record in Book 7150, Page 921, Book 7436, Page 667, Book 7661, Page 40, rerecorded in Book 7464, Page 297, Book 7729, Page 206, Book 7980, Page 717, said Register's Office, and to the matters set forth in the referenced Condominium Plan of record.

This is improved property, known as: 104 Windsor Terrace Dr., Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and

representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 25th day of July, 1997.

Selina A. Ferragina

Selina A. Ferragina

Fred Gordon Ferragina

Fred Gordon Ferragina

State of Tennessee
County of Davidson

BOOK 10551 PG 2

On this 25th day of July, 1997, before me the undersigned authority, personally appeared **Selina A. Ferragina and Fred Gordon Ferragina**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 145,500.00

Selina A. Ferragina

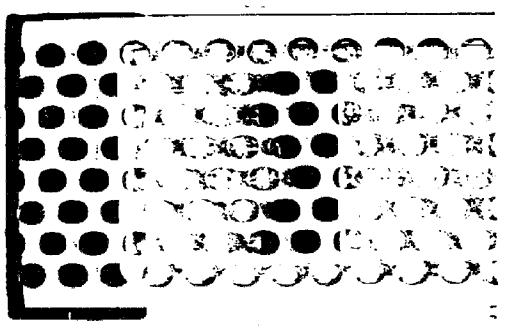
Affiant

Sworn and subscribed before me on the 25th day of July, 1997.

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

Notary Public



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

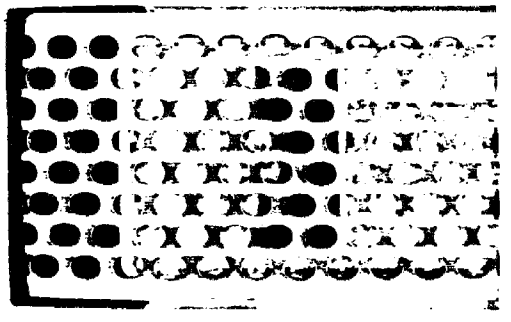
BOOK 10551 PG 3

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 145500.00
CON TX 538.35
PRFEE 1.00
WDEED 8.00
TOTAL 547.35
CHECK 547.35
07/31/97 01 15:18 0001 1415

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



03325515
IDENTIFICATION REFERENCE
97 JUL 31 PM 3:11
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1181050