BOX 25-B

THIS INSTRUMENT PREPARED BY:
Robert F. Spann, Attorney
First American Center, Suite 1545
315 Deaderick Street
Nashville, TN 37238-1545

BOOK 10552 PG 99

# WARRANTY DEED

State of Tennessee )
County of Davidson )

The actual consideration of value, whichever is greater, for this transfer is $39,500.00

Affiant

Sworn to and subscribed before me this 31 day of July, 1997.

NOTARY PUBLIC

My Commission Expires: 9-26-98

97 AUG -1 AM 10:08
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
0332782

| ADDRESS - NEW OWNER | SEND TAX BILLS TO: | MAP/PARCEL NUMBER: |
|---|---|---|
| Nancy B. Sparrow & Betty M. Brown | Same | Map 117-3-B |
| P.O. Box 150945 | | Parcel 45 |
| Nashville, TN 37215 | | |

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, Joann Roberts, hereinafter called "Grantor", has bargained and sold, and by these presents does transfer and convey unto Nancy B. Sparrow and Betty M. Brown, and to the survivor of them, hereinafter called "Grantee", their heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee being a certain condominium apartment being Unit No. C-14, Parcel No. 45 of the Villager Condominiums, as of record in Book 5200, page 154, as revised in Book 5200, page 201, Register's Office for Davidson County, Tennessee, to which reference is here made for a more complete and detailed description.

Being the same property conveyed to Joann Ault by deed from Thomas J. Duffy and wife, Cathy B. Duffy, of record in Book 6521, page 796, Register's Office for Davidson County, Tennessee, the said Joann Ault now being known as Joann Roberts.

The above described property is not the place of usual residence of the Grantor herein.

This is improved property known as C-14, Hillsboro Road, Nashville, TN 37212.

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, their heirs and assigns forever; and Grantor does

covenant with the said Grantee that we lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor does further covenant and bind myself, my heirs, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 31 day of July, 1997.

Joann Roberts
GRANTOR

GRANTOR

GRANTOR

GRANTOR

State of Tennessee )
County of Davidson )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Joann Roberts, the Bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 31 day of July, 1997.

NOTARY PUBLIC

My Commission Expires: 9-26-98

1693 08/01 0101 02CHECK 155.15

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 10552 PG 101

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

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|

CAMT 39500.00
CON TX 146.15
PRFEE 1.00
WDEED 8.00
TOTAL 155.15
CHECK 155.15

08/01/97 01 10:06 0001 1693

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

0332782
IDENTIF. ↑ REFERENCE

97 AUG -1 AM 10:08

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

**No.** 1181320