0347978

IDENTIFICATION 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

97 SEP 12 PM 12:45

FELIX E. ... REGISTER
DAVIDSON COUNTY, TN.

W & I Ref: (cmw) Title No: 39207
Dav. Co. File: Box 8

BOOK 10606 PG 985

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Darla Fernandez 500 Paragon Mills Road, M-7 Nashville, TN 37211	FTB Mortgage Services P.O. Box 146 Memphis, TN 38101

TAX MAP-PARCEL NUMBERS: 133-11-A-70

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 42000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Donna H. Spencer, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Darla Fernandez,** 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. M-7 of Canterbury Hall Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan to the Master Deed of record in Book 560, Page 159, 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 Donna H. Spencer, a single person by deed from Nancy Colleen Lawson Adams and husband, Ricky D. Adams of record in Book 10075, Page 814, Register's Office for said County.

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 5440, Page 255, as amended in Book 5441, Page 819, Book 5440, Page 298, Book 5865, Page 101, said Register's Office, and to the matters set forth in the referenced Condominium Plan of record.

This is improved property, known as: 500 Paragon Mills Road, M-7, Nashville, TN 37211

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 6th day of September, 1997.

Donna H. Spencer

Donna H. Spencer

State of California
County of Los Angeles

On this Sep. 6, day of September, 1997, before me the undersigned authority, personally appeared **Donna H. Spencer**, 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.

YOLANDA HAMOU
Commission #1057797
Notary Public — California
LOS ANGELES COUNTY
My Comm. Expires Aug 3, 1999

My Commission Expires: _____ 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: $ 42000.00

Darla Fernandez
Affiant

Sworn and subscribed before me on the 10th day of September, 1997.

My Commission Expires: _____ Notary Public

CHRISTY WILKINS IVEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires 9/18/99

8025 09/12 0101 03CHECK 164.40

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

RECEIVED OF _____

FOR _____

BOOK 10606 PAGE 987

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 42000.00
CON TX 155.40
PRFEE 1.00
WDEED 8.00
TOTAL 164.40
CHECK 164.40

09/12/97 01 12:51 0001 B025

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0347978
IDENTIFICATION REFERENCE

97 SEP 12 PM 12:45
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No.1197465