BOOK 10617 PG 939

WARRANTY DEED

PHILLIP G. HORD, III
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 67,500.00

Erica A Bender
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF September 19 97

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Hallmark Title Company, 1000 Northchase Drive, Suite 100, Goodlettsville, Tennessee 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Erica A. Bender (NAME)	First American National Bank (NAME)	MAP 162-09-0
5510 Country Drive Unit #9 (ADDRESS)	First American Center (ADDRESS)	GROUP A
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Nashville, TN 37237 (CITY) (STATE) (ZIP)	PARCEL 009.00

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Mary Catherine Pratt, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Erica A. Bender, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Town House 9, Building 2, on the Plan of Hickory Valley Condominiums, Phase II of record in Book 4460, page 133, said Register's Office, to which plan reference is made for a more complete description.

Together with each and all the rights, privileges, and appurtenances thereunto belonging as set forth in the Master Deed establishing a Horizontal Property Regime of Hickory Valley Condominiums, Phase II, including the By-Laws thereunto of record in Book 4659, page 32, said Register's Office.

Being the same property conveyed to Mary Catherine Pratt, unmarried by deed from J. B. Bernard and wife, Dorothy B. Bernard of record in Book 9169, page 467, Register's Office, Davidson County, Tennessee.

Subject to Master Deed of record in Book 4659, page 32 said Register's Office.

0351313
IDENTIF. ↑ REFERENCE

97 SEP 23 AM 9:22
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

1612 09/23 0101 03CHECK 258.75

unimproved ( )
This is improved (X) property, known as 5510 Country Drive Unit #9, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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 19th day of September 19 97

Mary Catherine Pratt

Mary Catherine Pratt

BOOK 10617 PG 940

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 Mary Catherine Pratt, unmarried

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 at Nashville _____, Tennessee, this 19th day of September, 19 97.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 10617 PG 941

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 67500.00
CON TX 249.75
PRFEE 1.00
WDEED 8.00
TOTAL 258.75
CHECK 258.75

09/23/97 01 09:20 0001 1612

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

035313
IDENTIF. ↑ REFERENCE

97 SEP 23 AM 9:22
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1201009