22

BOOK 10651 PG 993

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 168,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15th DAY OF October 19 97

I. DYKE TATUM

Notary Public

MY COMMISSION EXPIRES: May 27, 2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CHARLES D. HENSEL (NAME)	FIRST TRUST MORTGAGE COMPANY (NAME)	160-15-A-86CO
221 HEARTHSTONE MANOR LANE (ADDRESS)	6525 QUAIL HOLLOW RD., SUITE 300 (ADDRESS)	06DU-82125
BRENTWOOD, TN 37027 (CITY) (STATE) (ZIP)	MEMPHIS, TN 38120 (CITY) (STATE) (ZIP)	

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, ESTHER HAY SMITH, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CHARLES D. HENSEL AND WIFE, JEAN HENSEL

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:

A certain Condominium Apartment in DAVIDSON County, Tennessee, being Unit No. 86, Building 18, on the Plan of Condominium Plan, PHASE IV, HEARTHSTONE MANOR, of record in Plat Book 6250, page 990 and amended in Book 6200, page 642; Register's Office for DAVIDSON County, Tennessee, which plan and record thereof are incorporated herein and made a part hereof by reference.

BEING the same property conveyed to ESTHER HAY SMITH, UNMARRIED, by deed from Radnor Homes, Inc., A Delaware Corporation, of record in Book 7417, page 295, Register's Office for DAVIDSON County, Tennessee.

There is conveyed with the above described individual condominium unit an undivided interest in and to the general and/or restricted common areas and facilities of PHASE IV, HEARTHSTONE MANOR, as said areas are set forth and defined in Restrictions of record in Book 5409, page 485; Book 6424, page 839; Book 6582, page 154; Book 6600, page 3; Book 6884, page 251; Book 6916, page 230; Book 7053, page 982; Book 7393, page 749; Book 7398, page 907; and Book 7403, page 563; By-Laws of record in Book 7403, page 568; and Charter of record in Book 6437, page 852; Book 7679, page 16; and Book 7769, page 494; Register's Office for DAVIDSON County, Tennessee, and to which reference is hereby made for more particulars.

*** CONTINUED ***

This is improved (X) unimproved ( ) property, known as 221 HEARTHSTONE MANOR LANE, BRENTWOOD, TN 37027
(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 15th day of October 19 97

Esther Hay Smith
ESTHER HAY SMITH

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 ESTHER HAY SMITH, 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 15th day of October, 19 97.

Commission expires May 27, 2001

I. DYKE TATUM
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

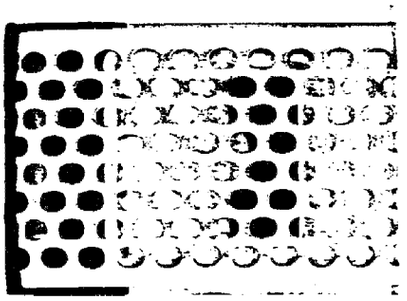
1935 10/20 0101 03CHECK 630.60

*** LEGAL DESCRIPTION CONTINUATION

SOURCE OF DESCRIPTION: Survey dated September 30, 1997, made by:
LESLIE FLOWERS, License No. 1659
JOHN KOHL & COMPANY, P.C.
400 Seventh Avenue South
Nashville, TN 37203

97 OCT 20 PM 2:24
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
0360929



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 10651 PG 995

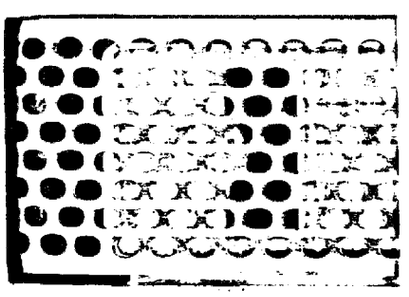
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	
	168000.00
CON TX	621.60
PRFEE	1.00
WDEED	8.00
TOTAL	630.60
CHECK	630.60

10/20/97 01 14:26 0001 1935

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0360929
IDENTIF. & REFERENCE

97 OCT 20 PM 2:25
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1211217

[redacted]

VOID

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VOID

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10-20-97