Return to: Castleman Title & Escrow. 213 A Ward Circle Brentwood, TN 37027

BOOK 10700 PG 945

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: (fh) Title No: 39381
Dav. Co. File: Box 8

97 DEC -1 AM 11:14
FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION ... ERCE

03714524

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Camille E. Sherry 247 Summit Ridge Drive Nashville, Tennessee 37215	Columbia National Mortgage Corp. 155 Franklin Road, Suite 202 Brentwood, Tennessee 37027

TAX MAP-PARCEL NUMBERS: 131-5-B-247

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 80,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Laura Leigh Benson-Greer and spouse, Thomas W. Greer, Jr.,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Camille E. Sherry, unmarried,** 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 certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 247, on the plan of Four Seasons Condominiums, of record in Book 5050, Page 30, and as Exhibit "D" to the Master Deed of record in Book 6841, Page 349, Register's Office for said County, to which Plan and said Exhibit "D" reference is made for a complete description thereof.

BEING the same property conveyed to Laura Leigh Benson-Greer and husband, Thomas W. Greer, Jr. by deed from Van P. East, III, Trustee of record in Book 9229, Page 417, Register's Office for Davidson County, Tennessee.

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 6841, Page 349, as amended in Book 6847, Page 122, said Register's Office, and to the matters set forth in the referenced Condominium Plan of record.

This conveyance is subject to the following: All terms, conditions and obligations contained in the Sale and Assignment Option, dated July 11, 1977, of record in Book 5388, Page 503, said Register's Office; All terms, conditions and obligations contained in the Warranty Deed, dated May 30, 1974, of record in Book 4821, Page 20, said Register's Office; Deed of Conveyance to Metropolitan Government of Nashville and Davidson County Department of Water and Sewerage Services, for the construction and maintenance of sanitary sewer lines as of record in Book 5271, Page 430, said Register's Office; All items as shown on the Plan of record in Book 5050, Page 30, said Register's Office; An Ingress-Egress Easement as described in Book 5158, Page 851, said Register's Office; A Public Utility Easement "A" as described in Book 5158, Page 851, said Register's Office; A Public utility Easement "B" as described in Book 5158, Page 851, said Register's Office; Engineer's Report of record in Book 6847, Page 125, said Register's Office; Easement Agreement of record in Book 6869, Page 162, as re-recorded in Book 6870, Page 966, said Register's Ofice; Easement for ingress, egress and regress to and from Hillsboro Road, over, upon, and across, of record in Book 6869, Page 157, said Register's Office; Easement agreement of record in Book 7776, Page 899, said Register's Office.

This instrument is executed on behalf of Laura Leigh Benson-Greer and Thomas W. Greer, Jr., by Thomas Greer, Sr. as their Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

This is improved property, known as: 247 Summit Ridge Drive, Nashville, Tennessee 37215

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 18th day of November, 1997.

Laura Leigh Benson-Greer by Thomas Greer, Sr. Atty in Fact

Laura Leigh Benson-Greer by Thomas Greer, Sr., Atty in fact

Thomas W. Greer, Jr. by Thomas Greer, Sr. Atty in Fact

Thomas W. Greer, Jr., by Thomas Greer, Sr., Atty in fact

State of Tennessee
County of Davidson

On this 18th day of November, 1997, before me the undersigned authority, personally appeared **Thomas W. Greer, Jr.**, 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: _____

_____
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: $ 80,000.00

Laura M Greer
Affiant

Sworn and subscribed before me on the 18th day of November, 1997.

Ruth M. Foran
Notary Public

My Commission Expires: July 12, 1999

RUTH M. FORAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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 **Thomas Greer, Sr.**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Laura Leigh Benson-Greer and Thomas W. Greer, Jr.**, as their Attorney-in-Fact, as the free act and deed of the said Principal.

Witness my hand and official seal at Nashville, Tennessee, this the 18th day of November, 1997.

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: My Commission Expires 9/18/99

EXHIBIT "A"
To
WARRANTY DEED

FROM: Laura Leigh Benson-Greer and Thomas W. Greer, Jr.

TO: Camille E. Sherry

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

Thomas Greer, Sr., Affiant

Sworn to and subscribed before me this

18th day of November, 1997.

Notary Public

My Commission Expires:

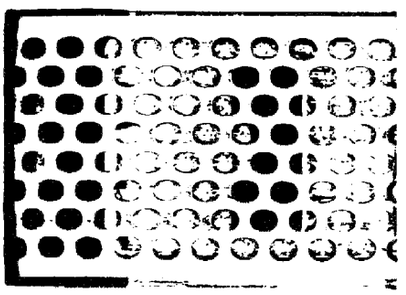
CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires 9/18/99

5022 12/01 0101 CHECK 209

OFFICIAL RECEIPT

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



RECEIVED OF _____

FOR _____

BOOK 10700 PG 948

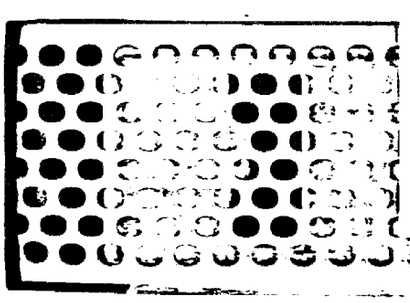
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 80000.00
CON TX 296.00
PRFEE 1.00
WDEED 12.00
TOTAL 309.00
CHECK 309.00

12/01/97 01 11:15 0001 5022

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



037524

IDENTIFICATION

97 DEC -1 AM 11:14

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1225857