File in Box No. 19 B

# WARRANTY DEED

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE #97-12-30-B
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 85,000.00
Virginia Ann Ercelawn
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
12th DAY OF December 19 97
Notary Public
MY COMMISSION EXPIRES: July 24, 1999
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| VIRGINIA ANN ERCELAWN (NAME) | COUNTRYWIDE HOME LOANS, INC. (NAME) | MAP 142-09-0-A |
| 707 Albar (ADDRESS) | 155 North Lake Avenue (ADDRESS) | PARCEL 042CO |
| Nashville, TN 37221 (CITY) (STATE) (ZIP) | Pasadena, CA 91109 (CITY) (STATE) (ZIP) | FB #09D-71301 |

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, DOROTHY D. FOSTER, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO VIRGINIA ANN ERCELAWN, A MARRIED WOMAN

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:

LAND in Davidson County, Tennessee, being Unit No. 54-A on a part of the Plan of Doral Country Villa Condominiums, Section 2, as of record in Book 4860, Page 122, and described in Master Deed establishing a Horizontal Property Regime of Doral Country Villa Condominiums, Section I, as of record in Book 5011, Page 395, and as amended in Book 5015, Page 251, and made applicable to Section 2, in Book 5048, Page 715, and further amended in Book 5124, Page 165, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete identification and description of such Unit.

BEING the same property conveyed to Dorothy D. Foster, by Deed from Barry Construction Company, a Tennessee Corporation, of record in Book 5108, Page 769, and rerecorded in Book 5120, Page 738, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also

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unimproved ( )
This is improved (X) property, known as 707 Albar, Nashville, TN 37221
(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 12th day of December 1997

Dorothy D. Foster
DOROTHY D. FOSTER

DCTN01WC

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 DOROTHY D. FOSTER, 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 Brentwood, Tennessee, this 12th day of December 19 97.

Commission expires July 24, 1999

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

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Doral Country Villa Condominiums, Section 2, of record as aforementioned; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

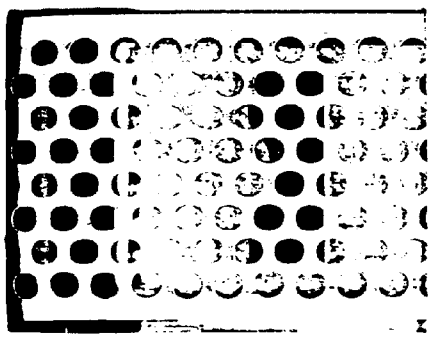


0380580
IDENTIF. ➔ REFERENCE

97 DEC 16 PM 12:36
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

1638 12/16 0101 03CHECK 323.50

DCTN01WC



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

RECEIVED OF _____

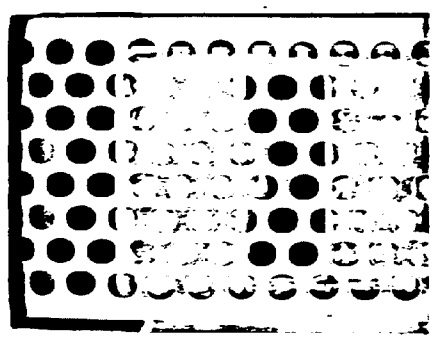
FOR _____ 10722 PG 533

| 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 | 85000.00 |
| CON TX | 314.50 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| TOTAL | 323.50 |
| CHECK | 323.50 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 41 0001 1638



0380580
IDENTIF. ↑ REFERENCE

97 DEC 16 P1 12:36
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1232393