97120016

388

BOOK 10753 PG 818

THIS INSTRUMENT PREPARED BY:
Leroy J. Ellis III, Attorney
306 Gay Street, Suite 200
Nashville, TN 37201

ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Patricia F. Rucker	**SAME**	**43-13-0-A, Parcel 42.00**
323 Forest Park Drive Unit 4-2 **Madison TN 37215**		

WARRANTY DEED

*FOR AND IN CONSIDERATION of the sum of **Ten dollars and no/100 ($10.00)**, cash in hand paid by the Grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Jana Mary LaPeer, unmarried,** the Grantor herein have this day bargained and sold, and do hereby transfer and convey unto the said **Patricia F. Rucker** the Grantee herein, her (successors), heirs and assigns, certain real estate in **Davidson** County, **Tennessee** as follows:*

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee and being a certain condominium Apartment, described as being Apartment Unit No. 4-2 of Robin Hood Condominium of record in Book 5200, page 124, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description.

Apartment Unit No. 4-2 of Robin Hood Condominium created under Title 64, Sections 2701, et seq., as amended, Tennessee Code annotated, and as established by a Master Deed of record in Book 5388, page 524, Register's Office for Davidson County, Tennessee, together with the undivided percentage in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed, as amended by Supplemental Master Deed of record in Book 6569, page 149, said Register's Office.

Being the same property conveyed to Jana Mary LaPeer by deed from William H. Parks, III, and wife, Bobbie Jean Parks of record in Book 10156, page 739, Register's Office for Davidson County, Tennessee.

As part of the consideration for this conveyance Grantee hereby assumes and agrees to pay the unpaid balance of $37,543.09 on an indebtedness which is secured by a Deed of Trust of record in Book 7712, page 884, and assigned to Fleet Mortgage Corp. by assignment of record in Book 7742, page 309, Register's Office for Davidson County, Tennessee,; Grantee further agrees to hold Grantor harmless from same.

The foregoing description is the same as in the previous deed of record.

0724 01/09 0101 03CHECK 157.98

STATE OF Tennessee
COUNTY OF Davidson
Subscribed and sworn to before me this the 2nd day of January, 1998.

The actual consideration or value whichever is greater, for this transfer is 40,264.66.

Patricia F. Rucker
Affiant

Leroy J. Ellis IV
Notary Public

My Commission Expires: May 28, 2000

NOTARY PUBLIC AT LARGE

This is (X) improved ( ) unimproved property known as 323 Forest Park Drive Unit 4-2 Madison, TN. 37215

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee her (successors), heirs, and assigns forever I covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same in unencumbered, except for those encumbrances set forth hereinafter.

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The above referenced Deed of Trust, Master Deed, Supplemental Master Deed and provisions of the Tennessee Horizontal Property Act applicable to said Robin Hood Condominium.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, her (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 our hands this January 2, 1998, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Jana Mary LaPeer

Jana Mary LaPeer, unmarried

0388919
IDENTIF. ↑ REFERENCE

98 JAN -9 PM 3:57
FELIX A. ELSON II REGISTER
DAVIDSON COUNTY, TN.

STATE OF: Tennessee
COUNTY OF: Davidson

*Personally appeared before me, , a Notary Public in and for said County and State, **Jana Mary LaPeer, unmarried**, 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 Davidson County, Tennessee, this 2nd day of January, 1998.

Sheila Robson

Notary Public

My Commission expires: 6-24-01

NOTARY PUBLIC AT LARGE WILSON CO. TENN.

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

RECEIVED OF _____

FOR _____ BOOK 10753 PG 820

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

MAMT	40264.66
MOR TX	148.98
PRFEE	1.00
WDEED	8.00
TOTAL	157.98
CHECK	157.98

01/09/98 01 16:02 0001 0724

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

98 JAN -9 PM 3:57

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0388919
IDENTIF. ← REFERENCE

No.1241388