0389255

IDENTIF. REFERENCE

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: (cmw) Title No: 39528
Dav. Co. File: Box 8

98 JAN 12 PM 12:40

FELIX ... REGISTER
DAVIDSON COUNTY, TN.

BOOK 10754 PG 852

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Erin A. Oliver, Hulan H. Oliver and Wilda A. Oliver 218 Summit Ridge Drive Nashville, TN 37215	Mortgage Portfolio Services, Inc. 4144 North Central Expressway, Suite 900 Dallas, Texas 75204

TAX MAP-PARCEL NUMBERS: 131-5-B-218 07DA 92145

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 86500.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Joe Thompson, Jr.,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Erin A. Oliver, unmarried, a one-half interest, and to Hulan H. Oliver and spouse, Wilda A. Oliver, a one-half interest as tenants by the entireties, the half interest, as they relate to one another, to be held in joint tenancy with rights of survivorship,** 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 Condominium Apartment in Davidson County, Tennessee, being Unit No. 218 of Four Seasons Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan and Exhibit "D" to the Master Deed of record in Book 5050, Page 30 and in Book 6841, Page 349, respectively, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

BEING the same property conveyed to Joe Thompson, Jr. by deed from Four Seasons Associates, Inc., a Tennesseean Corporation of record in Book 6879, Page 905, 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: 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 Office; 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.

Subject property has never been the principal residence of Seller and Seller has maintained his homestead and residence at 919 Overton Lea Road, Nashville, TN 37220 since August 29, 1958.

This is improved property, known as: 218 Summit Ridge Drive, Nashville, TN 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 9th day of January, 1998.

Joe Thompson, Jr.

State of Tennessee
County of Davidson

On this 9th day of January, 1998, before me the undersigned authority, personally appeared **Joe Thompson, 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 AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99

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: $ 86500.00

Affiant

Sworn and subscribed before me on the 9th day of January, 1998.

My Commission Expires: NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99

Notary Public

1090 0112 0101 03CHECK 329.05

Wldoc: Deed Wty—12/92

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10754 PG 854

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	86500.00
CON TX	320.05
PRFEE	1.00
WDEED	8.00
TOTAL	329.05
CHECK	329.05

01/12/98 01 12:47 0001 1090

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0389255

IDENTIFICATION REFERENCE

98 JAN 12 PM 12:40

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1241746