11855-1

BOOK 10787 PG 823

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 139,500.00

Affiant Joan Brown

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF February 19 98

Notary Public

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

JOHN T. COOK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOAN D. BROWN (NAME)	PHH MORTGAGE SERVICES (NAME)	MAP 143-1B
247 Windsor Terrace Drive (ADDRESS)	6000 Atrium Way (ADDRESS)	PARCEL 247.00CO
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Mt. Laurel, NJ 08054 (CITY) (STATE) (ZIP)	9D-81519

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, EUGENE P. CHAMBERS, JR. AND WIFE, BRENDA L. CHAMBERS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOAN D. BROWN, UNMARRIED

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. 247 on the Plan of Windsor Terrace Condominiums, Phase IV, as shown on Exhibit "B" to the Master Deed of record in Book 7150, page 291, amended in Book 7436, page 667, re-recorded in Book 7464, page 297, amended in Book 7661, page 40, Book 7729, page 206, Book 7980, page 270, and Book 7980, page 717, Register's Office for said County, to which plan reference is hereby made for a more complete legal description. BEING the same property conveyed to Eugene P. Chambers, Jr., Unmarried, by Deed from Steven G. Hall, Trustee with full power to sell, transfer, convey, mortgae and encumber without the joinder of any beneficiary, of record in Book 8263, Page 521, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Master Deed, of record in Book 7150, page 921, Book 7436, page 667, Book 7464, page 297, Book 7661, page 40 Book 7729, page 206, Book 7980, page 270, and Book 7980, page 717, and By-La ws in Book 7150, page 948, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BRENDA L. CHAMBERS, spouse of the above named EUGENE P. CHAMBERS, JR., joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, especially her marital rights.

unimproved ( )
This is improved (X) property, known as 247 Windsor Terrace Drive, 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 our hand s this 6th day of February 19 98

EUGENE P. CHAMBERS, JR.

Brenda L. Chambers

BRENDA L. CHAMBERS

BOOK 10787 PG 824

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 EUGENE P. CHAMBERS, JR. AND WIFE, BRENDA L. CHAMBERS

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE, Tennessee, this 6th day of February 19 98.

Commission expires May 27, 2001

Notary Public

JOHN T. COOK
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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 _____ 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

0398788
IDENTIF. & REFERENCE

98 FEB -9 PM 1:18
FELIX L. [illegible] REGISTER
DAVIDSON COUNTY, TN.

1321 02/09 0101 03CHECK 525.15

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

RECEIVED OF _____

FOR _____

BK/PG 10787/PG 825

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
139500.00
CON TX 516.15
PRFEE 1.00
WDEED 8.00
TOTAL 525.15
CHECK 525.15

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 02/09/98 02:37:00 001 1321

0398788
IDENTIF. ← REFERENCE

98 FEB -9 PM 1:18
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1251861