BOOK 10910 PG 261

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
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Nashville, Tennessee 37215-0157
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W & I Ref: (cmw) Title No: 39869
Dav. Co. File: Box 8

98 MAY -1 AM 10:57
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 04321 91

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Rose Eskind 3911 Vailwood Drive Nashville, TN 37215	SAME

TAX MAP-PARCEL NUMBERS: 117-13-A-143 07DA 76114

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 213000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Roxane Spitzer, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Rose Eskind,** 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. 7B of Pointset Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan to the Master Deed of record in Book 5050, Page 65, and as shown on Exhibit "B" to the Master Deed and By-Laws of record in Book 5289, Page 20, 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 Roxane Spitzer, unmarried by deed from Robert L. Reuther, III, Blanche R. Bergmeier, Ann Elizabeth Reuther and Arthur M. Reuther, Jr. of record in Book 9894, Page 729, Register's Office for said County.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 1998, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 5050, Page 65 and as shown on Exhibit "B" to the Master Deed & By-Laws of record in Book 5289, page 20, said Register's Office, which Plan shows an owner's certificate and minimum building setback lines, to which plan and record thereof are incorporated herein and made a part hereof by reference thereto.

This is improved property, known as: 3911 Vailwood 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 30th day of April, 1998.

Roxane Spitzer

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State of Tennessee
County of Davidson

On this 30th day of April, 1998, before me the undersigned authority, personally appeared **Roxane Spitzer**, 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.

Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

My Commission Expires: _____

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 213000.00

Affiant

Sworn and subscribed before me on the 30th day of April, 1998.

Notary Public

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

1240 05/01 01:01 03 CHECK 797.10

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

RECEIVED OF _____

FOR _____

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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 213000.00
ERR CO
MAMT 213000.00-
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK
CAMT 213000.00
CON TX 788.10
PRFEE 1.00
MDEED 8.00
TOTAL 797.10
CHECK 797.10

05/01/98 01 11:00 0001 1240

0432191
IDENTIF. & REFERENCE

98 MAY -1 AM 10:57

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1287321