This instrument was prepared by:
J. E. Spruill, Attorney At Law
Woodmont Centre
104 Woodmont Boulevard, Suite 115
Nashville, Tennessee 37205
(615) 297-1568

246

BOOK 10985 PG 371

WARRANTY DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
Frances Barkley 3229 West End Circle Nashville, TN 37203	NEW OWNER	Map 104-02-0-L Parcel 108.00Co

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I, Deborah Kerr Sconyers, married (The "Grantor") have bargained and sold, and by these presents do transfer and convey unto Frances Barkley (The "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 3229 of the Magnolia Court Condominium created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 7295, page 869, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in said Master Deed. Reference is hereby made to the Plat of the Magnolia Court Condominium shown as Exhibit D to the Master Deed of record in Book 7295, page 869, said Register's Office, for a more complete identification and description of said Unit. Said Unit is located on a portion of Lot Nos. A and part of C on the Plan of Acklen Park, Block 31 of record in Book 421, page 107, said Register's Office, to which plan reference is also hereby made.

Being the same property conveyed to Deborah K. Kerr by Warranty Deed from The Parthenon Group, a Tennessee general partnership of record in Book 7306, Page 357, Register's Office for Davidson County, Tennessee.

Deborah K. Kerr has since married and is now known as Deborah Kerr Sconyers.

John Sconyers, husband of Deborah Kerr Sconyers, married, joins in this conveyance to convey any interest he may have in the subject property, particularly any marital interest.

This conveyance is subject to taxes for the year 1998 and subsequent years, easements and restrictive covenants of record and all terms, conditions, easements, rights and liens as set forth in the Master Deed for the Magnolia Court Condominium, and the By-Laws appended thereto, of record in Book 7295, page 869, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 3229 West End Circle, Nashville, Tennessee 37203.

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

The actual consideration or value, whichever is greater for this transfer is $95,000.00.

Frances Barkley
Affiant

Subscribed and sworn to before me this the 11th day of June, 1998.

J. E. Spruill
Notary Public

My Commission Expires: 10-12-99

J. E. SPRUILL NOTARY PUBLIC AT LARGE WILLIAMSON CO.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, Grantee's heirs and assigns, forever.

BOOK 10985 PG 372

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 15 day of June, 1998.

Deborah Kerr Sconyers

John Sconyers

3497 06/22 0101 03CHECK 360.50

STATE OF SOUTH CAROLINA}
COUNTY OF Beaufort }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Deborah Kerr Sconyers, 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 Hilton Head, South Carolina, this 15 day of June, 1998.

Susie B. Beaver
Notary Public

My Commission Expires: My Commission Expires May 1, 2008

STATE OF SOUTH CAROLINA}
COUNTY OF Beaufort }

Personally appeared before me, the undersigned, ~~a~~ Notary Public in and for said County and State, the within named John Sconyers, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hilton Head, South Carolina, this 15 day of June, 1998.

Susie B. Beaver
Notary Public

My Commission Expires: My Commission Expires May 1, 2008

98 JUN 22 AM 8:49

0453059

IDENTIFICATION REFERENCE

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

RECEIVED OF _____

FOR _____

BOOK 10985 PG 373

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 95000.00
CON TX 351.50
PRFEE 1.00
WDEED 8.00
TOTAL 360.50
CHECK 360.50
06/22/98 01 08:49 0001 3497

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0453059
IDENTIF. ◆ REFERENCE

98 JUN 22 AM 8:49

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

No. 1309326