Bk 44

BOOK 10998 PAGE 478

THIS INSTRUMENT PREPARED BY: **Wesley D. Turner** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** Third Floor 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $82,000.00 Katrina A. Gregory **AFFIANT** Subscribed and sworn to before me, this 18th day of June, 1998. Notary Public My Commission Expires: 1/12/99

Address New Owners As Follows:

Daniel J. Gregory and
Lois A. Gregory
403 Sloan Road
Nashville, TN 37209

Send Tax Bills To:

SouthTrust Mortgage
Corporation
210 Wildwood Parkway
Birmingham, AL 35209

Map-Parcel Number:

103-8B-403 CO.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **TSENG-KWAN PEN, unmarried,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **KATRINA A. GREGORY, unmarried, AND DANIEL J. GREGORY AND WIFE, LOIS A. GREGORY** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 403, Building C as shown as Exhibit "B" to the Master Deed on the Plan of Parklane Condominiums, Phase IV of record in Book 7646, page 254, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Tseng-Kwan Pen by deed form Cheryl A. Couts, now Broadrick of record in Book 9134, page 116, Register's Office for Davidson County, Tennessee.

The legal description herein is the same as in the previous instrument of record. No new legal description was prepared for this transfer.

This property is conveyed subject to:

1. 1998 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 7646, page 264, Register's Office for said County.

3. Master Deed establishing a Horizontal Property Regime of Parklane Condominium of record in Book 7646, page 264, Register's Office for Davidson County, Tennessee.

This is improved property known as 403 Sloan Road, Nashville, Tennessee 37209.

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 he covenants with the said Grantees that he is lawfully seized 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; and further covenants and binds himself, his heirs and assigns, 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 person 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 hands this 18th day of June, 1998.

Tseng-Kwan Pan
Tseng-Kwan Pen

By: James C. Gooch
James C. Gooch, Attorney-in-fact

93 JUN 22 PM 1:25

04534437

RECEIVED FOR REFERENCE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JAMES C. GOOCH** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is **ATTORNEY-IN-FACT** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker to execute this instrument on behalf of the maker.

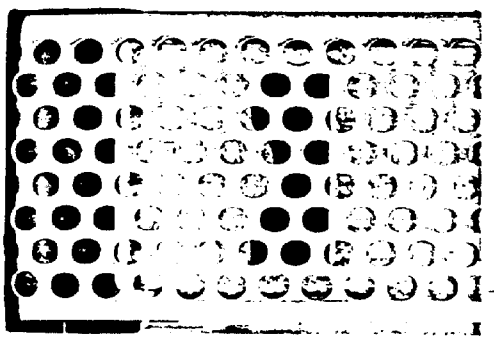
Witness my hand, at office, this 18th day of June, 1998.

Delores Richardson
Notary Public

DELORES RICHARDSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 11/24/2001

3880 06/22 0101 03CHECK 312.40



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

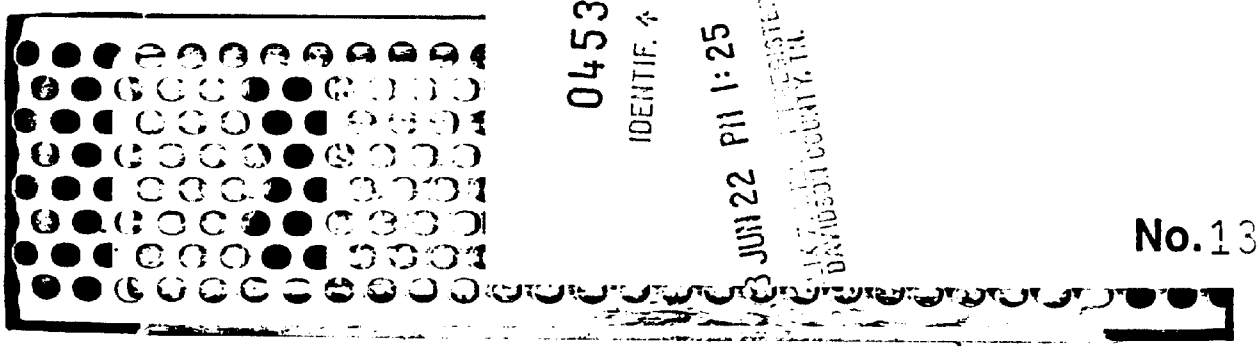
FOR _____

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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
			CAMT	82000.00
			CON TX	303.40
			PRFEE	1.00
			WDEED	8.00
			TOTAL	312.40
			CHECK	312-40
06/22/98	01	13:25 0001		3880

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



No. 1309706