K 10991

BOOK 10991 PG 215

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 195,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF June 19 98

B.T. Hodge
Notary Public

MY COMMISSION EXPIRES: 11/4/2001
(AFFIX SEAL)

B.T. HODGE NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN. My Commission Expires November 4, 2001

THIS INSTRUMENT WAS PREPARED BY
SETCO, 5120 Virginia Way, Suite C22, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher D. Roman (NAME)	SunTrust Mortgage, Inc. (NAME)	MAP 131-05-C
364 Ardsley Place (ADDRESS)	P.O. Box 100100 (ADDRESS)	PARCEL 364
Nashville, Tennessee 37215 (CITY) (STATE) (ZIP)	Atlanta, GA 30348 (CITY) (STATE) (ZIP)	

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, Robert E. Sims and wife, Laura M. Sims

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Christopher D. Roman, unmarried and Stanley R. Roman and Beverly D. Roman, husband and wife

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. 364 on the plan of Hillsborough Condominiums, of record in Book 6250, page 699, and as further set out in Exhibit "B" to the Master Deed & Bylaws of record in Book 6822, page 721, Register's Office for said County and to which plan and exhibit "B" reference is hereby made for a more complete description thereof.

Being the same property conveyed to Robert E. Sims and spouse Laura M. Sims, by deed from Georgia L. Burton, a single person, of record in Book 9685, page 325, said Register's Office.

The premises herein is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of Tennessee Code Annotated, and is subject to the provisions and requirement thereof; and is suject to the By-Laws for the administration thereof; also subject to the easements, rights and interests in favor of other unit owners, and all sewer, water electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Hillsborough Condominiums, of record in Book

CONTINUED *

unimproved ( )
This is improved (X) property, known as 364 Ardsley Place, Nashville, Tennessee 37215
(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 15th day of June 19 98

Robert E. Sims

Laura M. Sims

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert E. Sims and wife, Laura M. Sims

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 Brentwood, Tennessee, this 15th day of June, 1998.

Commission expires 3/21/2001

Notary Public

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 _____ to be the _____ 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

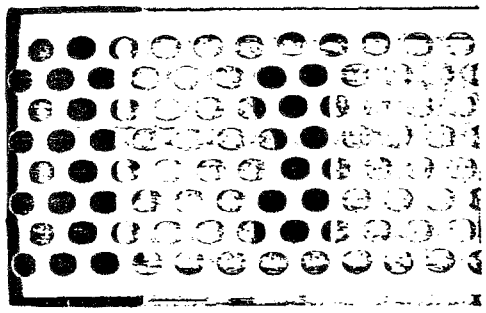
LEGAL DESCRIPTION CONTINUATION

* 6822, page 721, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto of record in Book 6822, page 747, said Register's Office.

This conveyance is subject to Davidson County Taxes for 1998, a lien but not yet due and payable, and taxes for any subsequent years; Reslolution of record in Book 7052, page 19; Easements of record in Book 6803, page 601, 6629, page 484, Book 4377, page 710, Book 4403, page 627, Utility easement of record in Plat Book 1130, page 7; Covenants of record in Book 6674, page 583; Strom Water Detention Agreement of reocrd in Book 6702, page 330, Deed of conveyance to Metropolitan Government of Nashville and Department of Water and Sewerage Services of record in Book 6303, page 601; Sanitary sewer and/or strom drainage easement of record in Book 4161, page 814; and subject to all matters shown on the Plan of record in Book 6250, page 699, all in the Register's Office for Davidson County, Tennessee.

04514778
IDENTIF. & REFERENCE
98 JUN 25 AM 9:17
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

5368 06/25 0101 03CHECK 734.50



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

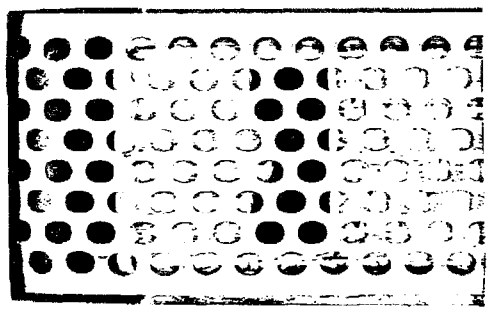
RECEIVED OF _____

FOR _____

BOOK 10991 PG 218

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 195000.00
CON TX 721.50
PRFEE 1.00
WDEED 12.00
TOTAL 734.50
CHECK 734.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/25/98 01 09:17 0001 5368

IDENTIF. ✦ REFERENCE 0454778
98 JUN 25 AM 9:17
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1311177