56

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

John M. Jordan, Attorney
2209 CRESTMOOR ROAD
NASHVILLE, TN. 37215

BOOK 11011 PAGE 750

THIS INDENTURE, made and entered into as of the **29th** day of **June, 1998** by and between

DOROTHY LANE, UNMARRIED ,

hereinafter referred to as Grantor, and

MICHAEL T. SULLIVAN, UNMARRIED, and ELAINE H. HICKS, UNMARRIED , AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, NOT AS TENANTS IN COMMON, hereinafter referred to as Grantee.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee:

A CONDOMINIUM APARTMENT IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 13, PHASE I, CORONADA TOWN HOME, A HORIZONTAL PROPERTY REGIME PURSUANT TO THE TENNESSEE HORIZONTAL PROPERTY ACT AS SHOWN ON THE PLAN OF RECORD IN BOOK 4860, PAGE 26, 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.

SUBJECT TO THE MATTERS SHOWN ON THE RECORDED PLAN AND TO THE RESTRICTIONS OF RECORD.

BEING ALL THE SAME PROPERTY CONVEYED TO DOROTHY M. LANE BY SUCCESSOR TRUSTEE'S DEED FROM BETH A. DUNNING, AS SUCCESSOR TRUSTEE OF RECORD IN BOOK 10664 PAGE 882 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee, their heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the Grantee that ~~the Grantor~~ is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except,

SUBJECT TO THE MATTERS SHOWN ON THE RECORDED PLAN AND TO THE RESTRICTIONS OF RECORD.

and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

0823 07/08 0101 03CHECK 510.50

Whenever 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 the signature of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

Dorothy Lane

DOROTHY LANE

98 JUL -8 AM 10:54

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. → REFERENCE

0459919

INDIVIDUAL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **DOROTHY LANE, UNMARRIED**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **29th** day of **June, 1998**.

Notary Public

Commission Expiration: _____

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JAN 29, 2000

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$135,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Michael T. Sullivan
Affiant

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JAN 29, 2000

Subscribed and sworn to before me this **29th** day of **June, 1998.**

Notary Public

Commission Expiration: _____

RETURN TO:	SEND TAX BILLS TO:	PROPERTY ADDRESS:
NASHVILLE ESCROW CO. 2209 CRESTMOOR ROAD NASHVILLE, TN. 37215	CHASE MANHATTAN MORTGAGE PO BOX 78509 PHOENIX, AZ 85062-8509	103 HOLLY FOREST NASHVILLE, TN 37221 MAP PARCEL NUMBER 142-08-0-A-013.00

WD-MULTI.DOC
File No. 98-715

NASHVILLE ESCROW CO.
Title Co. T.G. No.

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	135000.00
			CON TX	499.50
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	510.50
			CHECK	510.50

07/08/98 01 10:54 0001 0823

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0459919

IDENTIF. # REFERENCE

98 JUL -8 AM 10:54

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1316560