R4450-B

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corp.
3310 West End Avenue, Suite 410
Nashville, Tennessee 37203

BOOK 11138 PAGE 473

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $184,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
30th DAY OF September 19 98

Notary Public

MY COMMISSION EXPIRES: 8-99
(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Valerie L. Manis (NAME)	SouthTrust Mortgage Corporation (NAME)	117-7-J-5
2023 Lombardy Avenue (ADDRESS)	5409 Maryland Way; Suite 100 (ADDRESS)	
Nashville, Tennessee 37215 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (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, David A. Duff and wife, Susan Duff

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Valerie L. Manis, an unmarried person

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:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 2023, together with allocated parking space No. P.8 on the Plan of The Kingsbridge Condominiums, of record in Book 7105, page 777 and amended in Book 7457, page 15, to which plan as set forth in Exhibit "C" to the Master Deed and By-Laws reference is hereby made for a more complete description thereof.

BEING the same property conveyed to David A. Duff and spouse, Susan Duff by deed from Charles S. Feldman, of record in Book 9519, page 630, Register's Office for Davidson County, Tennessee.

0495169
IDENTIF. ↑ REFERENCE

98 OCT -2 AM 10:27
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 2023 Lombardy Avenue, 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 30th day of September, 19 98

David A. Duff by Tora Duff
David A. Duff

Susan Duff by Tora Duff
Susan Duff

STATE OF TENNESSEE
COUNTY OF

BOOK 11138 PAGE 474

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____day of _____19_____ .

Commission expires _____ _____
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

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned notary public in and for the state and county above, personally appeared the within named Lora Duff, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledges the execution of the foregoing instrument on behalf of David A. Duff and spouse, Susan Duff as his/her Attorney-in-Fact, as the free act and deed of the within named David A. Duff and spouse, Susan Duff.

WITNESS my hand and official seal at office, this 30th day of September, 1998.

_____
Notary Public

My Commission Expires: 6-7-99

8545 10/02 0101 03CHECK

580-80

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

RECEIVED OF _____

FOR _____

BOOK 11138 PAGE 475

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	
				154000.00
			CON TX	569.80
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	580.80
			CHECK	580.80
		10/02/98	01	10:28 0001 8545

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0495169
IDENTIF. # REFERENCE

98 OCT -2 AM 10:2[illegible]
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN

No. 1353829