0506762

IDENTIF. ↑ REFERENCE

MAIL ENV.

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #240
Nashville, TN 37215

39-B
File #98-1882

98 NOV -2 PM 2:04

REGISTER
DAVIDSON COUNTY, TN.

# WARRANTY DEED

BOOK 11181 PAGE 588

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Sheri M. Shotts, a single person**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Lyn E. Aurelius, unmarried**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A certain condominium apartment in Davidson County, Tennessee, being No. 126 on the Plan of Willow Pointe, as set forth in Exhibit "A" of the Master Deed and By-Laws, of record in Book 6772, Page 257, Register's Office for said County and to which exhibit "A" reference is hereby made for a more complete description thereof.

Being the same property conveyed to Sheri M. Shotts, a single person by deed from R. Wayne Oldham and spouse, Peggy J. Oldham of record in Book 9554, Page 943, Register's Office, Davidson County, TN.

This conveyance is subject to (a) 1998 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the Master Deed and By-Laws of record in Book 6772, Page 257; Book 8867, Page 283 and Book 10389, Page 832, said Register's Office; (c) Charter of record in Book 9994, Page 40 and Book 6777, Page 624, said Register's Office.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record.

**This is improved property, known as:** 126 Westerly Drive, Nashville, TN 37221

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seised and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF** this 30th day of October, 1998

Sheri M. Shotts by Martha Reker, Atty-in-Fact
**Sheri M. Shotts**

0835 11/02 0101 03CHECK 379.15

**State of Tennessee** )
**County of Davidson** )

On this the 30th day of October, 1998, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me Martha Reber, as attorney in fact for the within named **Sheri M. Shotts**, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 2/23/2002

**State of Tennessee** )
**County of Davidson** )

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$99,500.00**.

Affiant

Sworn and subscribed before me on this the 30th day of October, 1998.

Notary Public

My Commission Expires: 2/23/2002

| NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: | TAX MAP-PARCEL #: |
|---|---|---|
| Lyn E. Aurelius | First Trust Mortgage Company | 142-7-A-126CO |
| 126 Westerly Drive | 115 Eastpark Drive, Ste. 110 | |
| Nashville, TN 37221 | Brentwood, TN 37027 | |

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**

**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 11181 PAGE 590

| | | |
|---|---|---|
| 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 | 99500.00 |
| | | | CON TX | 368.15 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 8.00 |
| | | | CFEE | 2.00 |
| | | | TOTAL | 379.15 |
| | | | CHECK | 379.15 |
| 11/02/98 | 01 | | 14:04 0001 | 0835 |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

0506762
IDENTIF. ↑ REFERENCE

98 NOV -2 PM 2:04
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

**No.** 136599C