BOOK 11184 PAGE 870

98-10-20-Q

FILE BOX 19B

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 142,500.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: July 24, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JEREMY J. LANDA	NVR MORTGAGE	MAP 104-06-0-M
(NAME)	(NAME)	
213 Fairmont Court	5301 Virginia Way, Suite 350	PARCEL 013CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Brentwood, TN 37027	F.B.#: 21W-13331
(CITY) (STATE) (ZIP)	(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, DONALD KEITH DAVIS, MARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JEREMY J. LANDA, UNMARRIED

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 Apartment Unit B-13 of Fairmont Court Condominiums, a plan of which is of record in Book 6250, Page 825, said Register's Office, created under Title 66, Sec. 27-101 et. seq., as amended, Tennessee Code Annotated and as established by a Master Deed of record in Book 6686, Page 708, as amended, said Register's Office, together with an undivided percentage interest in the common elements appurtenant to said unit as set forth in said Master Deed, reference is hereby made to the Plat of Fairmont Court Condominiums, and as set forth in said Master Deed of record in Book 6686, Page 708, amended in Book 6712, Page 125 and Book 6774, Page 221, as revised in Book 6823, Page 962 and as modified in Book 6893, Page 62, said Register's Office, reference which is hereby given for a more complete identification and description of such Unit.

BEING the same property conveyed to Donald Keith Davis, by Deed from Jerry Pace-Merryman, of record in Book 8703, Page 403, Register's Office for Davidson County, Tennessee.

Karen J. Davis, Spouse of the above named Donald Keith Davis, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, especially her marital rights.

CONTINUED

unimproved ( )
This is improved (X) property, known as 213 Fairmont Court, Nashville, TN 37203
(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 my hand this 30th day of October 1998

Donald Keith Davis
DONALD KEITH DAVIS

Karen J. Davis
KAREN J. DAVIS

DCTN01WC

BOOK 11184 PAGE 871

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DONALD KEITH DAVIS AND WIFE, KAREN J. DAVIS

the bargainor ____ 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 30th day of October, 1998.

Commission expires July 24, 1999

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____.

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My commission expires ____

Notary Public

LEGAL DESCRIPTION CONTINUATION

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

0507572
IDENTIF. & REFERENCE

98 NOV -3 AM 11:08
REGISTER
DAVIDSON COUNTY, TN.

1661 11/03 0101 03CHECK 538.25

DCTNP4.WC

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11184 PAGE 872

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	142500.00
CON TX	527.25
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	538.25
CHECK	538.25

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 001 1661

0507572

IDENTIF. # REFERENCE

98 NOV -3 AM 11:08

BILL OVERTON REGISTER
DAVIDSON COUNTY, TN.

No. 1366809