BOOK 11337 PAGE 648

File Box 19B

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 70,500.00

Robyn Kay Ledbetter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
5th DAY OF February

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

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
ROBYN KAY LEDBETTER	FIRST UNION MORTGAGE CORPORATION	MAP 161-01-0-A
(NAME)	(NAME)	
5326 Edmondson Pike, #6	1100 Corporate Center Drive	PARCEL 030CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Raleigh, NC 27607-5066	F.B.#: 06DU-81731
(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, K. CHRISTOPHER MARTIN, AN UNMARRIED MAN, KENNETH I. MARTIN AND WIFE, PATRICIA A. MARTIN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROBYN KAY LEDBETTER, AN UNMARRIED WOMAN

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. 5326 - #6 of Danbury Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 6612, Page 75, Register's Office for Davidson County, Tennessee, together with the 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 Danbury Condominiums, as of record in Book 6612, Page 122, said Register's Office, for a more complete identification and description of such unit.

BEING the same property conveyed to K. Christopher Martin, an unmarried man, Kenneth I. Martin and wife, Patricia A. Martin, joint tenants with right of survivorship, by Deed from Robert Douglas Fraser, an unmarried man, of record in Book 10553, Page 752, Register's Office for Davidson County, Tennessee.

The premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof, of record in Book 6612, Page 107, said Register's Office; also subject to easements, rights and interest in favor of

CONTINUED

unimproved ( )
This is improved (X) property, known as 5326 Edmondson Pike, #6, Nashville, TN 37211
(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 5th day of February 1999

K. CHRISTOPHER MARTIN

KENNETH I. MARTIN
By: K. Christopher Martin
K. CHRISTOPHER MARTIN, ATTORNEY-IN-FACT

PATRICIA A. MARTIN
By: K. Christopher Martin
K. CHRISTOPHER MARTIN, ATTORNEY-IN-FACT

DCTN01WC

LEGAL DESCRIPTION CONTINUATION

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 building 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 Danbury Condominiums of record aforementioned, said Register's Office; and taxes for the current year which have been prorated and assumed by the Grantee herein.

THIS instrument is being executed in behalf of KENNETH I. MARTIN AND PATRICIA A. MARTIN pursuant to a Power of Attorney executed by same on the 29th day of January, 1999, and being filed for record simultaneously herewith.

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 K. CHRISTOPHER MARTIN, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 5th day of February, 1999.

My Commission Expires: 7/24/99

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 5th day of February, 1999, before me personally appeared K. CHRISTOPHER MARTIN, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of KENNETH I. MARTIN AND WIFE, PATRICIA A. MARTIN, and acknowledged that he executed the same as the free act and deed of the said KENNETH I. MARTIN AND WIFE, PATRICIA A. MARTIN.

My Commission Expires: 7/24/99

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

05480090
IDENTIF. + REFERENCE
99FEB 11 PM 1:21
DAVIDSON COUNTY REGISTER
RECEIPT# 271272 XCEHCCO 10101 11/20 $30.00

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11337 PAGE 650

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

CAMT	70500.00
CON TX	260.85
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	271.85
CHECK	271.85

02/11/99 01 13:20 0001 4885

99FEB 11 PM 1:21
REGISTER
DAVIDSON COUNTY, TN.

0548090
IDENTIF. ↑ REFERENCE

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1424159