0551188

IDENTIF. & REFERENCE

99 FEB 22 AM 9:05

J. BARRETT REGISTER
DAVIDSON COUNTY, TN.

BOOK 11348 PG. 882

PREPARED BY (AND RETURN TO):
WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@home.com
W & I Ref: (sk) Title No: 40712
Dav. Co. File: Box 8

ADDRESS NEW OWNER:

Wayne L. Freeman
Kristine H. McCarthy
218 Summit Ridge Drive
Nashville, TN 37215

RESPONSIBLE FOR TAX PAYMENT:

Countrywide Home Loans
718 Thompson Lane, Suite 114
Nashville, TN 37204

TAX MAP-PARCEL NUMBERS: 131-5-B-218

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 90,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Erin A. Oliver, unmarried, Hulan H. Oliver and spouse, Wilda A. Oliver,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Wayne L. Freeman and Kristine H. McCarthy, as joint tennants with right of survivorship,** 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 Condominium Apartment in Davidson County, Tennessee, being Unit No. 218, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "D" to the Master Deed of record in Book 5050, Page 30 & in Book 6841, page 349, respectively, 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.

BEING the same property conveyed to Erin A. Oliver, unmarried, a one-half interest and to Hulan H. Oliver and spouse, Wilda A. Oliver, a one-half interest as tenants by the entireties, the half interest as they relate to one another, to be held as joint tenants with right of survivorship, of record in Book 10754, page 852, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

The Grantee herein expressly assumes and agrees to pay the mortgage loan secured by a Deed of Trust of record in Book 10745, Page 855, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: Taxes for 1999, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 5050, Page 30 and as Exhibit "D" to the Master Deed of record in Book 6841, page 349, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description; The provisions of the condominium Master Deed of record in Book 6841, page 349, as amended in Book 6847, page 122, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

This is improved property, known as: 218 Summit Ridge Drive, Nashville, TN 37215

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 COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

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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.

WITNESS THE EXECUTION HEREOF this 18th day of February, 1999.

Erin A. Oliver
Erin A. Oliver

Hulan H. Oliver
Hulan H. Oliver

Wilda A. Oliver
Wilda A. Oliver

State of Tennessee
County of Davidson

On this 17th day of February, 1999, before me the undersigned authority, personally appeared **Erin A. Oliver**, 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.

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: My Commission Expires 9/18/99

Notary Public

State of Tennessee
County of Davidson

On this 18th day of February, 1999, before me the undersigned authority, personally appeared **Hulan H. Oliver and Wilda A. Oliver**, 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.

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: My Commission Expires 9/18/99

Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 90,000.00

Wayne Freeman
Affiant

Sworn and subscribed before me on the 18th day of February, 1999.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

Notary Public

My Commission Expires:

8178 02/23/1999 01:02:00PM
344.00

Widoc: Deed Wty—12/92

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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	

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05511188
IDENTIF. & REFERENCE

99FEB 22 AM 9:05

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	90000.00
CON TX	333.00
PRFEE-	1.00
WDEED	8.00
CFEE	2.00
TOTAL	344.00
CHECK	344.00

02/22/99 01 09:34 0001 8178

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1427403