WARRANTY DEED

BOOK 11357 PG. 656

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 69,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF February 19 99

Notary Public

MY COMMISSION EXPIRES: 1/26/02
(AFFIX SEAL)

MARIE BRADFORD NOTARY PUBLIC LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tammy L. Scarborough	AmSouth Bank	MAP #135-8A
(NAME)	(NAME)	
845 Longhunter Ct.	2050 Parkway Office Circle	PARCEL #845
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Birmingham, AL 35244	
(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, Joy Hoffman, married, f/k/a Joy Dale Richardson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tammy L. Scarborough, a single 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:

BEING Unit No. 845, Nashboro Village Nineteen Condominium, a condominium or horizontal property regime established by Master Deed of Record in Book 5333, Page 957, and shown on a Plan of record in Book 5200, Page 90, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Together with each and all of the rights, privileges and appurtenances thereunto belonging, as set forth in the said Master Deed (and By-Laws which form a part thereof), including, without limitation, such Unit's undivided percentage interest in the land and common elements, and its interest in any appurtenant limited common elements.

BEING the same property conveyed to Joy Dale Richardson, unmarried, by deed from Dianne Armstrong Childress, unmarried, of record in Book 9294, Page 718, Register's Office for said County. *The said Joy Hoffmann, now married, f/k/a Joy Dale Richardson.

This conveyance is subject to Restrictive Covenants of record in Book 4827, Page 14 and Book 5469, Page 840, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Master Deed and

CONTINUED

unimproved ( )
This is improved (X) property, known as 845 Longhunter Ct., Nashville, TN 37217
(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 24th day of February, 19 99

Joy Hoffmann by Amy Shaver-Pope Attorney in Fact

Joy Hoffmann f/k/a Joy Dale Richardson
BY: Amy Shaver-Pope, Attorney-in-Fact

FILE BOX 45

STATE OF TENNESSEE
COUNTY OF

BOOK 11357 PG. 657

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

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Amy Shaver-Pope, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Joy Hoffmann as her Attorney in Fact as the free act and deed of the within named Joy Hoffmann.
Witness my hand and official seal at Nashville, Tennessee the 24th day of February, 1999.

My Commission Expires: 1/26/02

Marie Bradford

MARIE BRADFORD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

LEGAL DESCRIPTION CONTINUATION

By-Laws, of record in Book 5333, Page 957 and Book 5333, Page 999, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

Power of Attorney of record in Book 11357, Page 655, said Register's Office.

0553699
IDENTIF. & REFERENCE
99FEB 26 AM 10: 15
REGISTER
SHELBY COUNTY, TN.
0036 02/26 0101 03CHECK 272.15

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11357 PG. 669

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

0553699
IDENTIF. & REFERENCE

99 FEB 26 AM 10:15
REGISTER
DAVIDSON COUNTY, TN.

CAMT	69500.00
CON TX	257.15
PRFEE	1.00
MDEED	12.00
CFEE	2.00
TOTAL	272.15
CHECK	272.15

02/26/99 01 10:13 0001 0B36

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1430038