FILE BOX 9-B
FIRST TITLE & ESCROW CO., INC.
#16317

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

Gerald G. Patterson, Attorney
P. O. Box 40347
Nashville, Tennessee 37204

BOOK 11461 PG. 295

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
TONYA G. HOBBS (NAME)	SOUTHEASTERN MORTGAGE OF TN (NAME)	MAP 117-03A
3000 Hillsboro Road #142 (STREET ADDRESS OR ROUTE NUMBER)	115 29th Avenue South (STREET ADDRESS)	PARCEL 142C0
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37212 (CITY) (STATE) (ZIP)	PB# 7DA73240

FOR AND IN 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,

~~RONALD R. PRICE AND WIFE, DONNA N. PRICE~~

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ~~TONYA G. HOBBS, UNMARRIED~~

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

MAT GAIN 10.00 CHECK +10.00

Land in Davidson County, Tennessee, being Unit 142 on the Plan of Versailles of record in Plat Book 5050, page 80, corrected in Book 5171, page 153, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Versailles Apartments, a horizontal property regime established by Master Deed and By-Laws of record in Book 5168, page 944, amended in Book 5589, page 367, Book 5659, page 641, rerecorded in Book 5667, page 375, amended in Book 7770, page 955 and Book 8434, page 719, said Register's Office.

Being the same property conveyed to Ronald R. Price and wife, Donna N. Price by deed from William M. Rains, unmarried of record in Book 9289, page 899, rerecorded in Book 9515, page 291, said Register's Office.

This conveyance is made subject to: (1) 1999 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 5168, page 944, amneded in Book 5589, page 367, Book 5659, page 641, rerecorded in Book 5667, page 375, amended in Book 7770, page 955 and Book 8434, page 719; (3) Charter of record in Book 5179, page 858; and (4) All matters appearing on the Plan of record in Plat Book 5050, page 80, corrected in Book 5171, page 153, said Register's Office.

IDENTIFICATION REFERENCE

05659S

99MAR25 AM11:00

unimproved ( )
This is improved (X)property, known as 3000 Hillsboro Road #142, Nashville, Tennessee

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 24th day of March, 19 99.

Ronald R. Price
RONALD R. PRICE

Donna N. Price
DONNA N. PRICE

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RONALD R. PRICE AND WIFE, DONNA N. PRICE with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 24th day of March, 19 99

My commission expires 9/18/99 Notary Public

STATE OF _____

COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____

My commission expires _____ Notary Public _____

BOOK 11401 PG. 216

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 108,000.00

Affiant

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

MY COMMISSION EXPIRES: 9/18/99
(AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

RONALD R. PRICE AND WIFE,
DONNA N. PRICE

TO

TONYA G. HOBBS, UNMARRIED

PLEASE RETURN TO:

First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

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

BOOK **11401** PG. **207**

C-T
1?=000.00
CO. TX 399.40
CFEE 1.00
MISC 8.00
CFEE 2.00
TOTAL 410.60
TENDERED 410.60
10:55 2001 3747

0565985
IDENTIF. # REFERENCE

99 MAR 25 AM 11:00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1442823