FILE BOX 9-B
FIRST TITLE & ESCROW CO., INC.
#16307

BOOK 11405 PG. 915

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
~~MILES HESSION II~~ (NAME)	(NEW OWNER) (NAME)	MAP 142-8-A
113 Bear Track (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PARCEL 2.00CO
Nashville (CITY) Tennessee (STATE) 37221 (P. O. ZIP)	(CITY) (STATE) (ZIP)	PR# 9D2175

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, ~~TERESA A. FRANCO, UNMARRIED~~

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ~~MILES HESSION II, 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:

Land in Davidson County, Tennessee, being Unit 22 on the Plan of Phase I Coronada Town Home Condominiums of record in Plat Book 4860, page 26, 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 Coronada, a Condominium, a horizontal property regime established by Master Deed and By-Laws of record in Book 4901, page 679, amended in Book 5202, page 329, Book 5306, page 241, Book 5522, page 675, and Book 5869, page 269 said Register's Office.

Being the same property conveyed to Teresa A. Franco, a single person by deed from Velker E. Oberacker and wife, Dorothea J. Nelson-Oberacker of record in Book 9192, page 114, said Register's Office.

This conveyance is made subject to: (1) 1999 Taxes, which have been prorated and assumed by the grantee; (2) Covenants, conditions, restrictions and agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed for Coronada of record in Book 490', page 679, amended in Book 5202, page 329, Book 5306, page 241, Book 5522, page 675 and in Book 5869, page 269; (3) Charter of Incorporation of Coronada Condominium Association, Inc. of record in Book 6132, page 118, amended in Book 7694, page 734, Register's Office for Davidson County, Tennessee; (4) Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A., Sections 66-27-101, et seq. (5) Repurchase and Option Agreement of record in Book 4904, page 622, said Register's Office; (6) PCS Site Agreement of record in Book 10237, page 775, said Register's Office; and (7) All matters appearing on the Plan of record in Plat Book 4860, page 26, said Register's Office.

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

unimproved ( )
This is improved (XX) property, known as 113 Bear Track, Nashville, Tennessee 37221

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 26th day of March, 19 99.

Teresa A. Franco

TERESA A. FRANCO

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TERESA A. FRANCO

with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office, this 26th day of March, 19 99.

My commission expires _____ Notary Public _____

GEORGE E. MUDTER JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

My Commission Expires SEPT 23 2000

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

My commission expires _____ Notary Public _____

056734 99 MAR 30 AM 9:59 REGISTER'S OFFICE WILLIAMSON COUNTY, TN.

BOOK 11403 PG. 916

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF March 1999

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

Notary Public

GEORGE E. MUDTER JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 23, 2000

WARRANTY DEED

FROM

TERESA A. FRANCO, UNMARRIED

TO

MILES HESSION, II, UNMARRIED

PLEASE RETURN TO:

First Title & Escrow Company, Inc.
Suite 110 The Paddock
220 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 11405 PG. 917

05673114

ICEMAN REFERENCE

99MAR30 AM 9:59

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT .00
FEE .00
STATE .00
MORT .00
CFEE .00
TOTAL .00
CHECK .00
CASH .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1444239