File Box 9-B
First Title and Escrow Company, Inc.

# WARRANTY DEED

*THIS INSTRUMENT PREPARED BY*

George E. Mudter, Jr., Atty.
2000 Richard Jones Rd., Ste.
Nashville, Tennessee 37215

BOOK 11422 PG. 46

#16373

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| CHRISTY L. PARKS | SOUTHEASTERN MORTGAGE OF TN. | 136-3-A |
| (NAME) | (NAME) | |
| 4000 Anderson Road, Unit 73 | 115 29th Avenue South | 73.00 CO |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, Tennessee 37217 | Nashville, Tennessee 37212 | 2DX7157 |
| (CITY) (STATE) (P. O. ZIP) | (CITY) (STATE) (ZIP) | |

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, THOMAS A. POWERS AND WIFE, VIRGINIA M. POWERS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CHRISTY L. PARKS, MARRIED

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 73, Building No. 10 on the Plan of Phase I, Priest Lake Park Condominium Townhouses of record in Plat Book 4460, page 79, revised in Plat Book 4460, page 88, 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 Priest Lake Park Condominium Townhouses, a horizontal property regime established by Master Deed and By-Laws of record in Book 4651, page 412, clarified in Book 4943, page 692, amended in Book 5189, page 671, said Register's Office.

Being the same property conveyed to Thomas A. Powers and wife, Virginia M. Powers by deed from Tennessee Housing Development Agency of record in Book 8856, page 493, said Register's Office.

This conveyance is made subject to: (1) 1999 Taxes, which have been prorated and assumed by the Grantees; (2) Restrictions of record in Book 4651, page 412, Book 4943, page 692, Book 5189, page 671, Book 5083, page 417, Book 8115, page 838, Book 9089, page 765; (3) Charter of record in Book 4944, page 115; (4) Rules and Regulations of record in Book 7679, page 173, Book 8115, page 849, Book 9089, page 757, Book 9507, page 606, Book 9927, page 75; (5) All matters appearing on the Plan of record in Book 4460, page 79, Plat Book 4460, page 88, said Register's Office.

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

9258 04/07 0101 03CHECK 260.75

unimproved ( )
This is improved (XX) property, known as 4000 Anderson Road, Unit 73, Nashville, Tennessee 37217

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 31st day of March, 1999.

THOMAS A. POWERS

VIRGINIA M. POWERS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, THOMAS A. POWERS AND WIFE, VIRGINIA M. POWERS 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 31st day of March, 19 99.

My commission expires 9/28/2002 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 _____

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99 APR -7 PM 3:35
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
057276

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 67,500.00

Christy L. Parks
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF March 1999

MY COMMISSION EXPIRES: 9/23/2002 (AFFIX SEAL)

Notary Public

**WARRANTY DEED**

**FROM**

THOMAS A. POWERS AND WIFE
VIRGINIA M. POWERS

**TO**

CHRISTY L. PARKS

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 |

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| | |
|---|---|
| CAMT | 67500.00 |
| CON TX | 249.75 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| CFEE | 2.00 |
| TOTAL | 260.75 |
| CHECK | 260.75 |

04/07/99 01 15:37 0001 9258

05711276

IDENTIFICATION REFERENCE

99 APR -7 PM 3:35

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

**No.** 1448275