RECORDER'S MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

PREPARED BY (AND RETURN TO):

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W & I Ref: (gj) Title No: 40829
Dav. Co. File: Box 8

BOOK 11436 PG. 605

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
James R. Webb, Jr. 106 St. Charles Place Nashville, TN 37212	PHH Mortgage Services 6000 Atrium Way Mt. Laurel, NJ 08054

TAX MAP-PARCEL NUMBERS: 104-6-K-106

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 172500.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Elizabeth J. Somers, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **James R. Webb, Jr.,** 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 certain condominium apartment in Davidson County, Tennessee, being Unit No. 106 on the plan of St. Charles Place as shown as Exhibit "A" to the Master Deed, of record in Book 6438, page 595, rerecorded in Book 6452, page 864, amended in Book 6488, page 833 and in Book 6539, page 893, said Register's Office, to which plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to Elizabeth J. Somers, by deed from William E. Clark and wife, Brook L. Clark, of record in Book 10084, page 824, said Register's Office.

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

This conveyance is subject to: Taxes for 1999, and subsequent years; Exhibit "A" to the Master Deed of record in Plat Book 6438, Page 595, said Register's Office, which shows an owner's certificate, 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 6438, page 595, Book 6452, page 864, Book 6488, page 833 and Book 6539, page 893, 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: 106 St. Charles Place, Nashville, TN 37212

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.

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 16th day of April, 1999.

Elizabeth J. Somers

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State of Tennessee
County of Davidson

On this 16th day of April, 1999, before me the undersigned authority, personally appeared **Elizabeth J. Somers**, 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.

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

My Commission Expires: _____ Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 172500.00

Affiant

Sworn and subscribed before me on the 16th day of April, 1999.

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

My Commission Expires: _____ Notary Public

99 APR 19 AM 10:40
FILED, CANCELLED & REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE 057595

649.25 0101 03CHECK 04/19/99 0598

Wldoc: 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

BOOK 11436 PG. 607

0575595

IDENTIF. & REFERENCE

99 APR 19 AM 10:40

DAVIDSON COUNTY, TN.
REGISTER'S OFFICE

CAMT	
	172500.00
CON TX	638.25
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	649.25
CHECK	649.25

04/19/99 01 10:42 0001 3998

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1452958