FILE BOX 45

WARRANTY DEED

BOOK 11534 PAGE 37

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 136,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF June 19 99

Notary Public

MY COMMISSION EXPIRES: March 24, 2001
(AFFIX SEAL)

PATRICIA NICHOLS NOTARY PUBLIC AT 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
Ruth Wren Franklin	Countrywide Home Loans, Inc.	MAP 177-07-O-E
(NAME)	(NAME)	
2006 Stokes Lane	155 N. Lake Ave.; P.O. Box 7137	PARCEL 1.00 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Pasadena, CA 91109-7137	
(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, Kathryn K. Sauermann, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ruth Wren Franklin, unmarried

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:

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 No. 1 of Abbington Condominiums, the plan of which is recorded in Book 6250 at Page 110 in the Register's Office for said County, its horizontal property regime having been established by the Master Deed thereof recorded in Book 6357 at Page 360 in said Register's Office, together with an undivided one-eighth (1/8th) interest in the common elements of said Abbington Place Condominiums.

Being the same property conveyed to Grantors by Deed of even date being recorded simultaneously herewith.

BEING the same property conveyed to Kathryn K. Sauermann, unmarried by Quitclaim Deed from Wolfgang Sauermann, unmarried, of record in Book 10755, Page 53, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Restrictions, Master Deed, and By-Laws, of record in Book 6357, Page 360, said Register's Office.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ( )
This is improved (X) property, known as 2006 Stokes Lane, Nashville, TN 37215
(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 17th day of June 19 99

Kathryn K. Sauermann

Kathryn K. Sauermann

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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 Kathryn K. Sauermann, unmarried

the bargainor _____, 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 for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 17th day of June, 1999.

Commission expires March 24, 2001

_____
Notary Public

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

Before me, _____, Notary Public within and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted and who and _____ 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

060144

RECEIVED FOR REFERENCE

99 JUN 18 AM 10:52

ALL TAXES PAID
DAVIDSON COUNTY, TN.

1493 06/18 0101 03CHECK 514.20

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

06011444

REGISTER'S OFFICE REFERENCE

99 JUN 18 AM 10:52

REGISTER
DAVIDSON COUNTY, TN.

	AMT
	136000.00
CON TX	503.20
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	514.20
CHECK	514.20

06/18/99 01 10:56 0001 1493

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1480069