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99 NOV 24 AM 11:56
BILL GARRETT REGISTER
DAVIDSON COUNTY. TN.

IDENTIF. & REFERENCE

U6608

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@home.com

W & I Ref: (st) Title No: 41333
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
William Merle Fondren, III Melinda Swords Fondren 149 Windsor Drive, Unit A Nashville, TN 37205	The Community Bank 4205 Hillsboro Road, Ste. 101 Nashville, TN 37215

TAX MAP-PARCEL NUMBERS: 130-1-B-101

4989 11/24 0101 03CHECK 1047.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 280,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Neil W. Kunkel, Jr. and spouse, Paula D. Walker,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **William Merle Fondren, III and spouse, Melinda Swords Fondren,** 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 Condominium Apartment in Davidson County, Tennessee, being Unit No. A of Stafford Place Condominium a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan to the Master Deed of record in Book 6200, Page 884, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements on the Condominium.

BEING the same property conveyed to Neil W. Kunkel, Jr., and spouse, Paula D. Walker by deed from James Vaughn Hunt, Jr., and spouse, Elizabeth Smith Hunt of record in Book 10204, Page 69, Register's Office for Davidson County, Tennessee.

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

This conveyance is subject to: Taxes for 2000, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 6200, Page 884, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description, and easement for gas service line / fuel line granted to the Nashville Gas Company of record in Book 8217, Page 813, said Register's Office; The provisions of the condominium Master Deed of record in Book 7929, Page 164, as amended in Book 10168, Page 569, 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: 149 Windsor Drive, Unit A, Nashville, TN 37205

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 22nd day of November, 1999.

Neil W. Kunkel, Jr.

Paula D. Walker

State of Tennessee
County of Davidson

On this 22nd day of November, 1999, before me the undersigned authority, personally appeared **Neil W. Kunkel, Jr.** and **Paula D. Walker**, 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.

My Commission Expires: _____

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires 7/26/2003

Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 280,000.00

Affiant

Sworn and subscribed before me on the 22nd day of November, 1999.

Notary Public

My Commission Expires: _____

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires 7/26/2003

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

0660849

IDENTIF. & REFERENCE

99 NOV 24 AM 11:57

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	280000.00
CON TX	1036.00
PRFEE	1.00
MDEED	8.00
CFEE	2.00
TOTAL	1047.00
CHECK	1047.00

11/24/99 01 11:59 0001 4989

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1542622