Instr:20000901008689B Page: 1 OF 2
REC'D FOR REC 09/01/2000 1:39:49PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $214.60

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
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104 Woodmont Boulevard
Nashville, Tennessee 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *wilkinsandivey@bellsouth.net*

W & I Ref: (st) Title No: 41885
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Jeff Ford Sandra Ford 2124 Fairfax Ave. #208 Nashville, TN 37212	SAME

TAX MAP-PARCEL NUMBERS: 104-11-F-208

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 58,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Peggy McLain-Wallace, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jeff Ford and spouse, Sandra Ford,** 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. 208 of The Cloisters a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Exhibit "C" to the Master Deed of record in Book 6317, Page 688, as amended in Book 6533, page 580, 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 of the Condominium.

Being the same property conveyed to Peggy McLain-Wallace by deed from EMC Mortgage Corporation, as Servicer for State Street Band and Trust Co., Trustee for EMC Trust 2, Series 1993-L 2 Bond Holders of record in Book 9311, Page 678, 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; Exhibit "C" to the Master Deed with Owner's Certificate, of record in Plat Book 6317, Page 735, said Register's Office, to which Plan reference is hereby made for a more complete description.: The provisions of the condominium Master Deed of record in Book 6317, Page 735 as amended in Book 6533 Page 580, 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: 2124 Fairfax Ave. #208, 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 31st day of August, 2000.

Peggy McLain-Wallace

State of Tennessee
County of Davidson

On this 31st day of August, 2000, before me the undersigned authority, personally appeared **Peggy McLain-Wallace**, 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: _____ Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2004

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: $ 58,000.00

Affiant

Sworn and subscribed before me on the 31st day of August, 2000.

My Commission Expires: _____ Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2004