PREPARED BY (AND RETURN TO):

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W & I Ref: (st) Title No: 42138
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 01/16/01 14:00 2pgs
Fees:11.00 Taxes:353.35
20010116-0004652

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Jennifer Maria Hamady Dolores J. Hamady 113 Sloan Road Nashville, TN 37209	CTX Mortgage Company 801 94th Avenue North St. Petersburg, FL 33702

TAX MAP-PARCEL NUMBERS: 103-8-B-113

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 95,500.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Keita Sakon, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jennifer Maria Hamady and Dolores J. Hamady, as joint tenants with rights of survivorship,** 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. 113, Bldg. "D" of Parklane Condominiums, Phase I, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit B to the Master Deed of record in Book 7376, Page 571 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 Keita Sakon, unmarried by deed from Harold J. Maske of record in Deed Book 11541, Page 510, Register's Office for Davidson County, Tennessee.

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

This conveyance is subject to: Taxes for 2001, and subsequent years; As set out in Exhibit B to the Master Deed & By Laws in Plat Book 7376, Page 571, said Register's Office, shows an owner's certificate, a minimum building set back lin to which Plan reference is hereby made for a more complete description.: The provisions of the condominium Master Deed of record in Book 7376, Page 571, Book 7376, 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: 113 Sloan Road, Nashville, TN 37209

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 15th day of January, 2001.

Keita Sakon

State of Tennessee
County of Davidson

On this 15th day of January, 2001, before me the undersigned authority, personally appeared **Keita Sakon**, 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: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 30, 2004

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: $ 95,500.00

Affiant

Sworn and subscribed before me on the 15th day of January, 2001

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 30, 2004

Notary Public