| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| R. C. MATTHEWS SR. | SAME | Map 116-13-C |
| (NAME:) | (NAME:) | |
| Apt. 41, 105 Leake Ave. | | Parcel No. 41 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, Tenn. 37205 | | |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

This instrument was prepared by
Jno. B. Cobb, Jr., Attorney at Law
Stahlman Building, Nashville, Tenn.

# WARRANTY DEED

For and in 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, EVANS-CAIN COMPANY, a partnership composed of Ross Evans, Jr., and John E. Cain, III, hereinafter called the grantors, have bargained and sold, and by these presents do transfer and convey unto

R. C. MATTHEWS, SR.

hereinafter called the grantees, their heirs and assigns, a certain condominium apartment in Davidson County, State of Tennessee, described as follows: To-wit:

Apartment No. 41 in Belle Meade Tower, a horizontal property regime located at 105 Leake Avenue in Nashville, Davidson County, Tennessee, as shown on the plat of Belle Meade Tower, recorded in Book 4175, page 159, of the Register's Office of Davidson County, Tennessee, and described in a Master Deed, recorded in Book 4469, Page 530 of the Register's Office of Davidson County, Tennessee to which reference is hereby made. Parking Space No. 46 in the garage attached to the building of Belle Meade Tower is a limited common element for the exclusive use of the co-owner of said apartment. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners, and tenants of Belle Meade Tower contained in the Master Deed, and the By-Laws appended thereto, recorded in Book 4469, page 530 of the Register's Office of Davidson County, Tennessee are incorporated in this deed by reference and made a part hereof the same as though copied herein.

The Grantors do hereby covenant with the Grantees that, in exercising their rights under Item (iii) of Section 3, as stated on Page 3 of the said Master Deed, the present ratio of parking area in relation to the square footage of the existing building of Belle Meade Tower, a condominium, will not be reduced.

This is improved property known as Apt. No. 41, 105 Leake Avenue, Nashville, Tennessee 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 grantees, their heirs and assigns, forever; and we do covenant with the said grantees that we are lawfully seized and possessed of said apartment 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 apartment 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 on this 8th day of January, 19 71.

EVANS-CAIN COMPANY

By _____
Partner

BOOK 4505 PAGE 801

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 Ross Evans, Jr - the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL AT Nashville, Tennessee this 8th day of January, 1971.

Kenneth Lyford
Notary Public

My Commission expires:
10/30/74

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 41,500.00.

Subscribed and sworn to before me, this the 27th day of May, 1971.

Ethel M. Cross
Affiant

My Commission expires:
August 5, 1972

Marine Bassett
Notary Public

B 16540

IDENTIF. REFERENCE

MAY 28 8 43 AM '71

FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

| | | | | |
|---|---|---|---|---|
| MAY28 | CONV | 41,500.00 | | |
| MAY28 | STAX | | A* 107.90 | |
| MAY28 | PRFEE | | A* .50 | |
| MAY28 | DEED | | A* 3.00 | * 111.40 |

mail to:
Entrekin, Johnson & Holland
1414 3 Floor Parkway Towers
404 James Robertson Parkway
Nashville, Tenn. 37219