BOOK 1505 PAGE 983

WARRANTY DEED

This instrument was prepared by
Bass, Berry & Sims, Attorneys
1000 American Trust Bldg.
Nashville, Tennessee

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS T.	MAP OR PARCEL NUMBERS
T. L. Herbert, IV et ux (NAME)	T. L. Herbert, IV et ux (NAME)	Map-117-2C
692 Timber Lane (STREET ADDRESS OR ROUTE NUMBER)	692 Timber Lane (STREET ADDRESS)	Par 47-47A
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Ten ($10.00) ..... *DOLLARS,*
cash in hand paid by T. L. Herbert, IV and wife, Frances W. Herbert, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, Genevieve E. Bransford Fletcher,

have bargained and sold, and by these presents do transfer and convey unto the said T. L. Herbert, IV and wife, Frances W. Herbert, *their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in Davidson County, Tennessee, being part of the plan of Regency Park Condominum tract as shown per plat of record in Book 3700, pages 111 and 112, Register's Office for said County; the part hereby described being: Unit No. 47 on said plat, together with carport designated No. 47-A as shown in and described by the Master Deed Establishing Horizontal Property Regime with respect to Regency Park Condominium of record in Book 3815, page 778, said Register's Office.

Being the same property conveyed to Dudley Bransford and wife, Genevieve E. Bransford by deed from Nancy R. Brown, of record in Book 4261, page 585, Register's Office for said County; the said Dudley Bransford has since died, and the said Genevieve E. Bransford now being Genevieve E. Bransford Fletcher.

TOGETHER WITH each and all of the rights, privileges, and appurtenances thereunto belonging, as set forth in the said Master Deed, Surveyor Plans and Administrative By-Laws, including without limitation such unit's undivided percentage interest in the land and general common elements;

SUBJECT, HOWEVER, TO ALL of the provisions, conditions, restrictions, options, burdens and undertakings contained in the Master Deed, the Surveyor Plans and Administrative By-Laws thereunto attached, and to the rules and regulations, all of which the Purchaser does assume and agree to observe and perform, including but not limited to the payment of assessments.

AND SUBJECT FURTHER, to the repurchase and option agreements of record in

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $59,600.00

Affiant

Subscribed and sworn to before me, this the 27th day of May, 1976

My commission expires: 1-27-1980

(Affix Seal)

Notary Public

DAVIDSON COUNTY LARGE OF TENNESSEE

Book 3907, page 839, and counterpart to repurchase and option agreement of record in Book 4206, page 819, Register's Office for Davidson County, Tennessee, and to limitations and conditions imposed by the "Horizontal Property Act", as set out in Sections 64-2704 to 64-2722, inclusive, of Tennessee Code Annotated.

unimproved ( )
This is improved (X) property, known as 692 Timber Lane (House Number) (Street) Nashville, Tennessee P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said T. L. Herbert, IV and wife, Frances W. Herbert, *their heirs and assigns, forever.*

And I *do covenant with the said* T. L. Herbert, IV and wife, Frances W. Herbert *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.,* except as hereinabove set forth, and except for 1971 taxes which have been prorated and assumed by Grantee.

And I *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* T. L. Herbert, IV and wife, Frances W. Herbert *heirs and assigns against the lawful claims of all persons whomsoever. Witness* my *hand this* 27th *day of* May, *19* 71., *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Genevieve E. Bransford Fletcher

Genevieve E. Bransford Fletcher

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Lucy P. Dorte, a Notary Public in and for said County and State, the within named Genevieve E. Bransford Fletcher

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of May, 1971.

Lucy P. Dorte, Notary Public.

Commission Expires 10-24-73

STATE OF
COUNTY OF

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named .....

the bargainor....., with whom I am personally acquainted, and who acknowledged that ..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared....., with whom I am personally acquainted, and who, upon oath, acknowledged.....self to be..... .....of the ....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by.....self as.....

Witness my hand and seal, at office in....., this.....day of....., 19.....

.....
Notary Public

Commission Expires.....

WARRANTY DEED

FROM

Genevieve E. Bransford Fletcher

TO

T. L. Herbert, IV and wife,

Frances W. Herbert

B 1662 9

IDENTIF. REFERENCE

MAY 28 12 02 PM '71

FELIX A. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

MAY28'71 CONV 59600.00
MAY28'71 STAX A* 154.96
MAY28'71 PRFEE A* .50
MAY28'71 WDEED A* 6.00 * 161.46

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Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE