Rich Cris
Mail

BOOK 5101 PAGE 522

THIS INSTRUMENT PREPARED BY:

ROCHELLE & CALLIS
Attorneys at Law
Lebanon, Tennessee
Mt. Juliet, Tennessee

SEND TAX BILLS TO:
Guaranty Mort. Co.
First American Bk.
Nashville, TN 37237

DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable considerations, including the assumption of an indebtedness owing to Guaranty Mortgage Company as evidenced by a Deed of Trust of record in Book 4856, Page 782, Register's Office of Davidson County, Tennessee, the receipt of all of which is hereby acknowledged, we, DONALD J. DARE and wife, LYNN A. DARE, have this day bargained and sold, and by these presents do hereby bargain, sell, transfer and convey unto ROBERT R. LEMIEUX and wife, EVA C. LEMIEUX, their heirs and assigns, the following described property, to-wit:

A certain condominium apartment in Davidson County, Tennessee, described as follows: Unit number 7-1, Building number 7 in Raintree Village, (a condominium), created under Chapter 27, Title 64, of the Tennessee Code Annotated, and as established by a Master Deed of record in Book 4753, Page 140, Register's Office of Davidson County, Tennessee, and as shown on the plat of Hermitage Woods Condominium Apartments, Phase II and II-A, of record in Book 4675, Pages 36-38 in said Register's Office, to which reference is hereby made. Garage number 7-1-G is a limited common element for the exclusive use of the occupant of said unit.

Being the same property conveyed to Donald J. Dare and wife, Lynn A. Dare by instrument of record in Book 4856, Page 779, Register's Office of Davidson County, Tennessee.

This is improved property known as W-1 Raintree Village Condominium, 4810 Old Hickory Blvd., Hermitage, Tennessee, 37076.

RECORDER'S MEMO
Legibility of Writing, Typing or Printing In This Document Unsatisfactory When Received.

TO HAVE AND TO HOLD said property, together with all improvements and appurtenances thereunto belonging, unto the said ROBERT R. LEMIEUX and wife, EVA C. LEMIEUX, as tenants by the entireties, their heirs and assigns in fee simple forever.

WE COVENANT that we are lawfully seized and possessed of the within conveyed property, that we have a good and lawful right to sell, transfer and convey same, that same is free, clear, and other-

4D-69850

MAP 86-11-B
GROUP
PARCEL 21

wise unencumbered, except as herein set out, and we will forever warrant and defend the title thereto against the lawful claims of all persons, whomsoever.

This conveyance is made subject to the following, to-wit:

1. All terms and provisions of a Declaration of covenants and restrictions dated August 28, 1973, of record in Book 4743, Page 258, Register's Office of Davidson County, Tennessee.

2. All terms and provisions of the Master Deed and By-Laws for Raintree Village, a condominium, of record in Book 4753, Page 140, Register's Office of Davidson County, Tennessee.

3. All terms and provisions of the Charter of Hermitage Woods Community Services Association of record in Corporate Book Volume O-29, Page 5443, in the office of the Secretary of the State of Tennessee, and in Book 4753, Page 101, Register's Office of Davidson County, Tennessee, and the By-Laws and rules and regulations of said corporation.

4. All easements and restrictions as set forth in the plan of record for Hermitage Woods Condominium Apartments, Phase II and II-A, of record in Book 4675, Pages 36-38, in the Register's Office of Davidson County, Tennessee.

5. The herein grantees by acceptance of this deed hereby joins in and accepts, and agrees to be bound to the foregoing instruments creating Raintree Village, Condominium, and the Hermitage Woods Community Services Association. Said grantees further agree hereby to pay all assessments whether special or general which are levied by Raintree Village, a condominium or by the Hermitage Woods Community Services Association or their successors or assigns.

IN WITNESS WHEREOF, the parties have executed this instrument on this the 17 day of December, 1976.

GRANTORS:

x Donald J. Dare
DONALD J. DARE

x Lynn A. Dare
LYNN A. DARE

D 83210

IDENTIF. T. REFERENCE

BOOK 5101 PAGE 524

DEC 30 8 53 AM '76

REGISTER
DAVIDSON COUNTY, TENN.

GRANTEES:

Robert R. Lemieux
ROBERT R. LEMIEUX

Eva C. Lemieux
EVA C. LEMIEUX

36,802.87

STATE OF Florida
COUNTY OF Dade

DEC 30 CONV
W DEED

B* 95.68
B* .50
B* 6.00 * 102.18

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named bargainors, DONALD J. DARE and wife, LYNN A. DARE, with whom I am personally acquainted, and who acknowledge the execution of the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal on this the 2 day of December, 1976.

Susan B. Fabrizio
NOTARY PUBLIC

NOTARY PUBLIC STATE OF FLORIDA

MY COMMISSION EXPIRES:
NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES JUNE 27, 1978
BONDED THRU GENERAL INSURANCE UNDERWRITERS

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named bargainors, ROBERT R. LEMIEUX and wife, EVA C. LEMIEUX, with whom I am personally acquainted, and who acknowledge the execution of the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal on this the 17 day of December, 1976.

NOTARY PUBLIC

NOTARY PUBLIC

MY COMMISSION EXPIRES:
11-20-77

STATE OF TENNESSEE
COUNTY OF WILSON

The actual consideration or value, whichever is greater, for this transfer is $ 36,802.87.

Robert R. Lemieux
AFFIANT

Sworn to and subscribed before me, this the 17 day of December, 1976.

NOTARY PUBLIC

NOTARY PUBLIC

MY COMMISSION EXPIRES:
11-20-77