BOOK 5307 PAGE 185

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel:
James W. Tolliver, Sr. et ux Unit 13-2 Raintree Dr. Hermitage, TN 37076	Guaranty Mortgage Co. 783 Old Hickory Blvd. Brentwood, TN 37027	86-11A-72 4D-89100

THIS INSTRUMENT WAS PREPARED BY: Marbut Glenn Gaston, Jr.,Attorney, 2211 Crestmoor Road, Nashville, Tennessee, 37215.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $46,500.00.

James W. Tolliver
Affiant

Subscribed and sworn to before me, this 3rd day of July, 1978.

My comm expires: 1-19-81

Notary Public

For and in consideration of the sum of Ten Dollars cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable condiderations, the receipt and sufficiency of which the GRANTOR(S) hereby acknowledge, we, **WILLIAM R. BRAMER and wife, GAIL E. BRAMER,** hereinafter called the GRANTOR(S) have bargained and sold, and by these presents do transfer and convey unto **JAMES W. TOLLIVER, SR., and wife, PHREADA A. TOLLIVER** hereinafter called the GRANTEE(S), their heirs, successors and/or assigns, a certain tract or parcel of land in Davidson County, Tennessee, to wit:

A certain condominium apartment in Davidson County, Tennessee, described as follows: UNIT NO. 2 building No. 13 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 for Davidson County, Tennessee, as amended and modified by a Deed of Amendment of record in Book 4980, page 378, said Register's Office and as shown on the Revised Plat of Hermitage Woods Condominium Apartments, Phase II and IIA, of record in Book 4860, pages 62 through 64, said Register's Office, to which plat reference is hereby made. Building 13 having been submitted to the provisions of the said Master Deed, as amended by instrument of record in Book 5165, page 781, and Book 5172, page 77, said Register's Office. Garage No. 13-2 is a limited common element for the exclusive use of the occupant of said unit.

Being all of the same property conveyed to William R. Bramer and wife, Gail E. Bramer by deed from First American National Bank as of record in Book 5179, page 140, Register's Office for Davidson County, Tennessee.

This is improved property known as: Bldg. 13, Unit 2, 202 Raintree Drive, Hermitage, Tennessee 37076.

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(S), their heirs, successors, and/or assigns, forever. We do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except for the following:

(1) 1978 property taxes, 86-11A-72, 4D-89100, (2) Restrictions, liens, assessments and limitations contained in instruments of record in Book 4743, page 253, Book 4980, page 378, Book 4753, page 140,

Book 5156, page 781 and Book 5172, page 77, (3) Limitations on the plan of record in Book 4860, pages 62 through 64, (4) Water and sewer line easement in Book 4771, page 596 (5) Terms and provisions of the Charter of Hemitage Woods Community Services Association of record in Book 4753, page 101, (6) Limitations and conditions imposed by the "Horizontal Property Act", as set out in Code Section 64-2704 to 2722 both inclusive, of Tennessee Code Annotated (7) Terms of instrument of record in Book 5091, page 40, (8) Deed of Trust of record in Book 5179, page 142, in favor of 1st American National Bank in the original principal amount of $40,350.00 executed by William R. Bramer and wife, Gail E. Bramer, all references to Register's Office for said County.

As part of the consideration for this transfer the Grantees expressly agree to assume and pay the unpaid balance of a certain note in favor of 1st American National Bank in the original principal amount of $40,350.00 as evidenced and secured by a Deed of Trust of record in Book 5179, page 142, Register's Office for said County, and that the escrow account held in connection with said note and Deed of Trust is hereby conveyed and transferred in full to the Grantees.

We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs, successors, and/or 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 our hands this 3rd day of July 19 78, the corporate party, if any, having caused its name to be signed by its duly authorized officer or agent.

William R. Bramer
WILLIAM R. BRAMER

Gail E. Bramer
GAIL E. BRAMER

E 74877

JUL 5 11 43 AM '78
DEED REFERENCE
TAX

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 William R. Bramer and wife, Gail E. Bramer, 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 3rd day of July, 1978.

My comm. expires: 1-19-81

Notary Public

ROBERT GLENN GASTON, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

JUL-5 CONV 46,500.00 B* 120.90
JUL-5 S'TAX B* .50
JUL-5 PR'FEE B* 4.00 * 125.40
JUL-5 W'DEED