2174

BOOK 5411 PAGE 944

Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $_____

$49,500.00 Stacy Harris
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME: THIS THE 29th DAY OF March, 1979

G. V. Call
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
THOMPSON & CRAWFORD, ATTORNEYS, 15th FLOOR, 1st AMERICAN BLDG., NASHVILLE, TN 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stacey Ellen Harris (NAME)	SAME (NAME)	7DA-00330
4215 Harding Rd., #107 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	103-15
Nashville, TN 37205 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	18

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, I, Bill Griffin, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Stacy Ellen Harris, unmarried

HEREINAFTER CALLED THE GRANTEES, 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 Unit No. 107 as shown on the Plat of Windsor Tower Condominium Apartments of record in Book 5200, page 71, Register's Office for said County, together with an undivided .374% interest in the common elements of 4215 Harding Road Homeowner's Association, as described in Book 5313, page 338, et seq., said Register's Office.

BEING the same property conveyed to Bill Griffin, unmarried, by deed from Windsor Tower, Inc., a Tennessee Corporation, of record in Book 5334, page 69, Register's Office for Davidson County, Tennessee.

As part of the consideration for this transfer, Grantee agrees to be bound by the terms, covenants, and restrictions set forth in Master Deed for 4215 Harding Road Homeowners' Association, of record in Book 5313, page 338, and its attendant By-Laws of record in Book 5313, page 338, respectively, in said Register's Office.

THIS conveyance is given subject to the terms, covenants and conditions of a certain "Real Estate Sale Contract" by and between Grantor and Windsor Tower, Inc., wherein Windsor Tower, Inc. agreed to sell the unit and Grantor agreed to purchased the Unit; a copy is available for examination at the office of Windsor Tower, Inc., c/o Home Marketing of America, Tenn., Inc., 2002 Richard Jones Road, Suite C-200A, Nashville, TN 37215. Such "Real Estate Sale Contract" is incorporated by reference as if fully copies herein, but the same shall always be subject to the rights and remedies of any first mortgage having an interest in the premises.

CONTINUED ON BACK

This is unimproved ( ) improved (X) property, known as 4215 Harding Road, Unit 107, Nashville, TN 37205
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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 land 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 land 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 this 27th day of March, 19 79

BILL GRIFFIN: Bill Griffin

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named Bill Griffin

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 27th day of March 19 79

Commission expires ~~My Commission Expires August 15, 1979~~

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____

(his oath) (himself) (they)

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19 _____

My commission expires _____

Notary Public

WARRANTY DEED

FROM
BILL GRIFFIN

TO
STACY ELLEN HARRIS

F. 2. 1. 0 4 6.

IDENTIF. REFERENCE

MAR 30 1 40 PM '79

FELIX E. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

File Box 11

THOMPSON & CRAWFORD
ATTORNEYS AT LAW
15th FLOOR, FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238

CONTINUED FROM PAGE 1:

Further, this conveyance is given subject to:

1. 1979 taxes, which have been prorated and adjusted as of the date hereof.
2. The terms and conditions of the Horizontal Property Act of Tennessee, the above Master Deed and By-Laws, the above Condominium Plat, and any amendments thereto.
3. Twenty-foot permanent sanitary sewer and drainage easement and an additional 15-foot temporary construction easement granted to Metropolitan Government of Nashville and Davidson County, TN, of record in Book 3956, page 943, said Register's Office as described therein and being parallel to the westerly line of said property and running to the southeasterly margin of the Memphis-Bristol Highway.

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			45600.00- CO	
			126.70 CO TX	
			.50 PRFEE	
			4.00 MSCEL	
			CHECK	130.20-
			2174A03/30/79 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 2. 1. 0. 4. 6.

IDENTIF. REFERENCE

MAR 30 1 40 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 873650