Lawyer's Escrow Service Inc
300 James Robertson Parkway
Nashville, Tenn 37201

# LIMITED WARRANTY DEED

BOOK 5412 PAGE 849

| Address New Owner(s) As Follows | Send Tax Bills To | Map-Parcel Numbers |
|---|---|---|
| William K. McGarry | TVB Mortgage Corp. | Map 135-8-A-849 |
| (Name) | (Name) | |
| 849 Longhunter Court | P O Box 2546 | |
| (Address) | | |
| Nashville, Tenn 37217 | Nashville, Tenn 37219 | |
| (City) (State) (Zone) | | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, and other good and valuable consideration, receipt of all of which is hereby acknowledged, 2154 Trading Corporation, a New York corporation, (hereinafter called "Grantor") has this day bargained and sold, and does hereby transfer and convey unto William K. McGarry (unmarried) ,

(hereinafter called "Grantee," whether this deed shall be executed in favor of one or more persons), certain real estate in Davidson County, Tennessee, as follows:

Unit No. 849 of Nashboro Village Nineteen Condominium, a condominium or horizontal property regime established by Master Deed of record in Book 5333, page 957, Register's Office for Davidson County, Tennessee, and shown on a Plan of record in Book 5200, page 80, said Register's Office.

Together with each and all of the rights, privileges, and appurtenances thereunto belonging, as set forth in the said Master Deed (and By-Laws which form a part thereof), including, without limitation, such Unit's undivided percentage interest in the land and common elements, and its interest in any appurtenant limited common elements.

Subject, however, to all of the provisions, conditions, restrictions, burdens and undertakings contained in the said Master Deed and the Plan, all of which the Grantee does assume and agree to observe and perform, including, but not limited to, the payment of assessments.

Being part of the same property conveyed to Grantor by deed of record in Book 4981, page 414, said Register's Office.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining to the said Grantee, his heirs and assigns, in fee simple forever.

AND GRANTOR does hereby covenant with Grantee that it is lawfully seized and possessed of the aforesaid real estate; that it has a good right to sell and convey the same; and that the same is unencumbered, except for (1) all provisions, including, without limitation, all conditions, covenants, encumbrances, restrictions, burdens, and undertakings contained in the said Plan and Master Deed, and any amendments thereto; (2) all zoning ordinances and easements and restrictions of record; and (3) real estate taxes and assessments for the current year.

AND Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate against the lawful claims of all persons claiming by, through, or under Grantor, but not further or otherwise.

IN WITNESS WHEREOF, Grantor has caused its name to be signed hereto by its duly authorized officer on this 20th day of March, 1979.

2154 TRADING CORPORATION

By Radford F. Lewis
its Vice President

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 32,100.00.

Affiant

Subscribed and sworn to before me, this the 29th day of Mar, 1979.

Notary Public

My Commission Expires:
11-6-79

2595 04/02 89.96- CHECK

STATE OF Georgia )
COUNTY OF DeKalb )

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Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Radford F. Lewis, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Vice President of 2154 TRADING CORPORATION, the within-named bargainor, a corporation, and that he as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such officer.

WITNESS my hand and seal, at office at Atlanta, Georgia, this 20th day of March, 1979.

Judith J. Ross
Notary Public

My Commission Expires:
Notary Public Georgia State at Large
My Commission Expires: 9-28-82

F. 2. I. 3. 7. 5.

IDENTIF. REFERENCE

APR 2 2 08 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

**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 |
|---|---|---|---|---|
| | | | 32100.00- CO | |
| | | | 83.46 CO TX | |
| | | | .50 PRFEE | |
| | | | 6.00 WDEED | |
| | | | CHECK | 89.96- |
| 2595A | 04/02/79 | | BAL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 2 1 3 7.5

T
IDENTIF. REFERENCE

APR 2 2 08 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 274060