This instrument was prepared by Rebecca Thomas, Attorney
300 James Robertson Parkway, Nashville, Tennessee 37201

5963

# WARRANTY DEED

BOOK 5421 PAGE 256

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Larry Ogle (NAME) | Third National Bank (NAME) | 5 DU 62908 |
| #9 Sycamore Court (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | 162-16A-46 |
| Nashville, TN (CITY) (STATE) (ZIP) | Nashville, TN 37219 (CITY) (STATE) (ZIP) | |

*FOR AND IN CONSIDERATION of the sum of* Forty Five Thousand, Five Hundred & 00/100 ($45,500.00) ------------------------------------------------ *Dollars,*
of which a part has been paid in cash, and for the remainder the hereinafter named grantee has assumed and agreed to pay the balance of that certain indebtedness which is secured by lien on the property herein conveyed and is described in the Deed of Trust from Dave Douds to John A. Hubbard, Trustee, of record in Book 4984, page 549, Register's Office for Davidson County, Tennessee; I,

DAVE DOUDS (NEE DAVID F. SMITH), unmarried,

*have this day bargained and sold, and do hereby transfer and convey unto the said* grantee,

LARRY OGLE, his

~~XXXXXXXXXXXXXXXX~~ *heirs and assigns,*

*certain real estate in Davidson County, Tennessee, as follows:*

A certain condominium unit in Mill Creek Club, a horizontal property regime in Davidson County, Tennessee, as follows:

Unit No. 9, Building 10, known as 9 Sycamore Court, on the Plan of Section I, Phase I, Mill Creek Club, as of record in Book 4860, page 11, as revised in Book 5050, page 103, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Dave Douds (nee David F. Smith), single, by deed from J. Jefferson Edwards, Trustee, of record in Book 4984, page 547, Register's Office for Davidson County, Tennessee.

And together with, but subject to, all provisions, including without limitation, all conditions, covenants, restrictions, purchase and option agreements, liens, burdens, assessments and other undertakings contained in the Master Deed of record in Book 4887, page 961, as amended by Book 5000, page 607, and second amendment in Book 5101, page 809, Register's Office for Davidson County, Tennessee; the By-Laws for the administration of building of record in Book 4887, page 985; easements, rights, and interest in favor of other unit owners of all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the condominium and building thereon; the Declaration of Covenants and Restrictions of record in Book 4792, page 725; and also subject to the provisions and requirements in the laws of the State of

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

**The actual consideration or value whichever is greater, for this transfer is $** 45,500.00

**Subscribed and sworn to before me, this the** 13th **day of** April 19 79

**My commission expires:** Nov 12, 1980 **(Affix Seal)**

**Affiant**

**Notary Public**

unimproved ( )
This is improved ( X ) property, known as #9 Sycamore Court, Nashville, TN
(House Number) (Street) P.O. Address: (City or Town)

*TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

*We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.*

*Whenever 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* 13th *day of* April *19* 79, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Dave Douds (nee David F. Smith)

Tennessee respecting the establishment and maintenance of a condominium and particularly Section 64-2701, et seq., of the Tennessee Code Annotated, as amended.

This conveyance is also subject to an Agreement as set out in Book 5323, page 214, Register's Office of Davidson County, Tennessee.

Taxes for 1979 have been prorated and assumed by grantee.

unimproved ( )
This is improved ( ) property, known as ..... (House Number) ..... (Street) ..... 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.....heirs and assigns, forever.*

*And.....do covenant with the said.....that.....lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

*And.....do further covenant and bind.....heirs and representatives, to warrant and forever defend the title to the said land to the said.....heirs and assigns against the lawful claims of all persons whomsoever. Witness.....hand.....this.....day of....., 19....., the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on ~~said day and date.~~*

.....

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.....

.....

.....

*STATE OF TENNESSEE*
*COUNTY OF DAVIDSON*

BOOK 5421 PAGE 258

*Personally appeared before me,* the undersigned, *a Notary Public in and for said County and State, the within named* Dave Douds (nee David F. Smith)

*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* 13th *day of* April, *19* 79.

Thomas D. Gupton *Notary Public.*

*Commission Expires* MAY 12, 1980.

THOMAS D. GUPTON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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*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.....*

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*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.....*

F. 24119

IDENTIFICATION REFERENCE

APR 16 8 37 AM '79

REGISTER

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

RECEIVED OF BOOK 5421 PAGE 259

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 |
|---|---|---|---|---|
| | | | 45500.00- CO | |
| | | | 118.30 CO TX | |
| | | | .50 PRFEE | |
| | | | 6.00 WDEED | |
| | | | CHECK | 124.80- |
| 5963A | 04/16/79 | | BAL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F24119

IDENTIFICATION REFERENCE

APR 16 8 37 AM '79

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

**No.** 677304