7578

11/26 76 70- CHECK

ADDRESS NEW OWNER:
LaNieve Cartwright Coles
1131 Lipscomb Drive
Nashville, TN 37204

SEND TAX BILLS TO:
New Owner

MAP/PARCEL NO.
117-3-B
154

BOOK 5535 PAGE 177

WARRANTY DEED

For and in consideration of the property of equal value this day conveyed to me by the hereinafter named grantee, I, MRS. JOHN S. CARTWRIGHT, unmarried, have bargained and exchanged and by these presents do transfer and convey unto the said grantee, LaNIEVE CARTWRIGHT COLES, her heirs and assigns, a certain condominium apartment in Davidson County, Tennessee, described as follows:

Being Unit No. J-12 in a horizontal property regime which is located on the plat of Villager Condominium, of record in Book 5200, page 154, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mrs. John S. Cartwright by deed from Andrews Properties, Inc. and Cherokee Properties, Inc., of record in Book 5443, page 314, said Register's Office.

This conveyance is made subject to the provisions of the Tennessee "Horizontal Property Act", as the same is set out in Section 64-2701 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereof; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime of Villager Condominiums of record in Book 5434, page 665, Register's Office for Davidson County, Tennessee, and is subject to the Bylaws for the administration thereof, which are appended to the Master Deed as Exhibit "C" thereto of record in Book 5434, page 708, said Register's Office, including among other conditions and requirements, assessments, liens, use and occupancy restrictions and other undertakings all as set out and provided in said Master Deed and exhibits appended thereto, reference to which is here made.

This conveyance is also made subject to the lien of taxes for the year 1979.

Said property is subject to the liens of two deeds of trust, of record in Book 4361, page 429, and in Book 5380, page 381, said Register's Office. The Title Insurance Company of Minnesota has issued to the within grantor its policy no. AZ 270285, insuring affirmatively against the enforcement or attempted enforcement of said two deeds of trust; and the undersigned grantor therefore warrants that said two deeds of trust do not constitute enforceable encumbrances against the property herein conveyed.

This is improved property at 2601 Hillsboro Rd., Unit J-12, Nashville, TN 37212.

To have and to hold said condominium apartment and the common elements thereto appertaining, with the appurtenances, estate, title and interest thereto belonging to the said grantee, her heirs and assigns, forever. And I do covenant with the said grantee that I am lawfully

500 James Robertson Parkway, Nashville, Tennessee 37201

seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise set out herein. And I do further convenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand this 22 day of November, 1979.

Mrs. John S. Cartwright
Mrs. John S. Cartwright

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 22 day of November, 1979, before me personally appeared Mrs. John S. Cartwright, unmarried, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

In witness whereof, I have hereunto set my hand and official seal of office.

James M. Ellis
Notary Public

My commission expires: 4/15/82

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The greater of the property value or actual consideration for this transfer is $27,000.00.

Affiant

Sworn to and subscribed before me this 22 day of November, 1979.

James M. Ellis
Notary Public

My commission expires: 4/15/82

F 6 4 8 9 1

IDENTIF. REFERENCE

Nov 26 12 35 PM '79

REGISTER
DAVIDSON COUNTY, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5535 PAGE 179

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

27000.00- CO
70.20 CO TX
.50 PRFEE
6.00 MORTG
CHECK 76.70-
7578A11/26/79 CAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

E 64891

IDENTIFICATION REFERENCE

Nov 26 12 35 PM '79

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 727406