Pat 21
File 41

ADDRESS NEW OWNER:
William V. Ritchie
Carol Foster
2601 Hillsboro Rd., B-15
Nashville, TN 37212

SEND TAX BILLS TO:
New Owners

MAP/PARCEL NO.
117-3-B
31

BOOK 5622 PAGE 967

WARRANTY DEED

For and in consideration of the sum of Ten Dollars ($10.00) paid in cash, and other good and valuable consideration received from the hereinafter named grantees, I, MRS. JOHN S. CARTWRIGHT, unmarried, have bargained and sold and by these presents do transfer and convey unto the said grantees, WILLIAM V. RITCHIE and CAROL FOSTER, their heirs and assigns, a certain condominium apartment in Davidson County, Tennessee, described as follows:

Being Unit No. B-15 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 LaNieve Cartwright Coles, of record in Book 5535,page 174, 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.

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. Pioneer National Title Insurance Company has committed to issue affirmative title insurance against the enforcement or attempted enforcement of said two deeds of trust.

This conveyance is also made subject to the lien of taxes for the year 1980, which have been prorated and assumed by the grantees.

This is improved property at 2601 Hillsboro Rd., Unit B-15, 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 grantees, their heirs and assigns, forever. And I do covenant with the said grantees that I am lawfully

This instrument was prepared by John J. Archer, Attorney
300 Court Square Building, 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 covenant and bind myself, my 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.

Grantor further warrants and covenants that the monthly assessments against this property for maintenance and other common expenses have been paid through the month of July, 1980.

Witness my hand this 10TH day of July, 1980.

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 10TH day of July, 1980, before me personally appeared Mrs. John S. Cartwright, 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.

John K Cartwright
Notary Public

My commission expires: Jan. 18, 1982

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The greater of the property value or actual consideration for this transfer is $33,500.00.

John K. Cartwright
Affiant

Sworn to and subscribed before me this 10th day of July, 1980.

Thomas D. Gupton
Notary Public

My commission expires: April 2, 1980

F.9.7.0.0.3

IDENTIF. REFERENCE

JUL 10 11 37 AM '80

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

CHECK

93-0330 01/20

1438

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5622 PAGE 969

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
			33500.00-	CO
			87.10	CO TX
			.50	PRFEE
			6.00	WDEED
			CHECK	93.60-
8841	A07/10/80		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F.9.7.0.0.3

IDENTIF. REFERENCE

T

JUL 10 11 37 AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 767158