6927

BOOK 5623 PAGE 185

WARRANTY DEED

mail

FROM: Jimmie L. Reeder and wife, Mary P. Reeder

This instrument was prepared by:
Robert N. Buchanan
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

TO: John M. Ainsworth

Address New Owner(s) as Follows:	Send Tax Bills To:	Map-Parcel Numbers
John M. Ainsworth	Central Tennessee Investments Co. 2519 Lebanon Road Nashville, Tennessee 37214	43-13-A 25 Field Book Numbers IID 65124

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Thirty five thousand + no/100 Dollars ($ 35,000.00).

John M. Ainsworth
Affiant

SUBSCRIBED AND SWORN TO before me, this the 10th day of July, 1980.

Robert N. Buchanan, Jr.
Notary Public

My Commission Expires: 1-22-84

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00) and other good and valuable consideration, Jimmie L. Reeder and wife, Mary P. Reeder have bargained and sold, and by these presents do transfer and convey unto the said John M. Ainsworth, his heirs, successors, and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Unit 2-1 on the Plan of Robin Hood Condominiums of record in Book 5200, page 124. Being the same property conveyed to Jimmie L. Reeder and wife, Mary P. Reeder by deed from Central Tennessee Investments Company, Inc. of record in Book 5389, page 106, Register's Office for Davidson County, Tennessee.

This is improved property, known as 323 Forrest Park Road, Madison, Tennessee 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said John M. Ainsworth, his heirs, successors, and assigns, forever.

And we do covenant with the said John M. Ainsworth, his that we lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except for the following:

1. Taxes for the year 1980, which have been assumed by Grantee(s).

2. All terms and provisions of the Master Deed of record in Book 5388, page 524, Register's Office, Davidson County, Tennessee.

3. All terms and provisions of the Charter of Robin Hood Condominium Association, Inc., of record in Corporation Book Volume 47, page 1566, in the Office of the Secretary of the State of Tennessee, and in Book 5383, page 314, Register's Office, Davidson County, Tennessee, and the By-Laws and rules and regulations of said corporation.

4. The plat of Robin Hood Condominium Apartments of record in Book 5200, page 124, Register's Office, Davidson County, Tennessee.

5. Sanitary sewers and/or storm drainage easement of record in Book 3436, page 486, Register's Office, Davidson County, Tennessee.

6. Deeds of Trust of record in Book 5389, page 108 and Book 5389, page 111, Register's Office, Davidson County, Tennessee, both of which are assumed by new owner.

And we do further covenant and bind John M. Ainsworth, his heirs, successors, and representatives, to warrant and forever defend the title to the said land to the said John M. Ainsworth, his heirs, successors, and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 10th day of July, 1980.

IDENTIF. REFERENCE
JUL 11 8 11 AM '80
FELIX E. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

F.97078

Jimmie L Reeder
JIMMIE L. REEDER

Mary P Reeder
MARY P. REEDER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Nancy D. Crowell, a Notary Public in and for said County and State, the within named JIMMIE L. REEDER and MARY P. REEDER, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 10th day of July, 1980.

Nancy D. Crowell
Notary Public

NANCY D. CROWELL NOTARY PUBLIC DAVIDSON CO. TENN.

My Commission Expires:

Oct. 17, 1982

RNB/scp/7-7-80

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

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RECEIVED OF _____

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
			35000.00-	CO
			91.00	CO TX
			.50	PRFEE
			6.00	WDEED
				CHECK 97.50→
			8927A07/11/80	BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F.9.7.078

T
IDENTIF. REFERENCE

JUL 11 8 11 AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 767235