6720 01/27 115.96- CHECK

# 3831 CONDOMINIUM
# UNIT WARRANTY DEED

FROM: MIKADO, LTD.

TO: RUSSELL A. OLDFIELD, JR.
AND WIFE, JEAN WARD OLDFIELD

BOOK 5704 PAGE 60

THIS INSTRUMENT PREPARED BY:
A. Harrison Johnson, Jr.
Chambers Johnson & Beckner
12th Floor, First American Center
Nashville, Tennessee 37238

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Russell A. and Jean Ward Oldfield, Jr. (NAME) | Same (NAME) | 103-12C PAR. 30 |
| 3831 West End Avenue, Unit 30 (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, Tennessee 37205 (CITY) (STATE) (P.O. ZIP) | (CITY) (STATE) (ZIP) | |

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $42,100.00.

Subscribed and sworn to before me, this the 15th day of January, 1981.

Jean W. Oldfield
Affiant

My commission expires: 4/8/84
(Affix seal)

Mary Evans
Notary Public

(FOR REGISTER'S USE)

FOR AND IN CONSIDERATION of the sum of TEN AND 00/100 ($10.00) DOLLARS and other good and valuable considerations, cash in hand paid by RUSSELL A. OLDFIELD, JR. AND WIFE, JEAN WARD OLDFIELD, (the "Grantees" herein), the receipt whereof is hereby acknowledged, the undersigned Grantor, MIKADO, LTD., acting by and through its general partner, MENEMSHA EQUITIES, INC., (the "Grantor" herein), has bargained and sold, and by these presents does transfer and convey unto the said Grantees, RUSSELL A. OLDFIELD, JR. AND WIFE, JEAN WARD OLDFIELD, their heirs and assigns, a certain interest in land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit No. 30 as shown on the Plat of 3831 Condominium of record in Book 5200, page 302, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements of 3831 Condominium Association, as described in Book 5699, page 857, et seq., said Register's Office.

Being part of the same property conveyed to Mikado, Ltd., a Tennessee limited partnership, of record in Book 5651, page 440, said Register's Office.

As part of the consideration for this transfer, Grantees agree to be bound by the terms, covenants, and restrictions set forth in Master Deed for The 3831 Condominium Association, of record in Book 5699, page 857, and its attendant By-Laws, in said Register's Office.

Grantor does hereby transfer and sell unto Grantees all fixtures and appliances which might be owned by Grantor and located in the said Unit, including range and refrigerator.

Grantor does hereby transfer, sell and assign unto Grantees all of its right, title and interest in and to any occupancy lease which might affect such Unit. In the event that Grantees do have such an interest Grantor has this date paid Grantees a cash consideration for such leasehold interest in the Unit.

This conveyance is given subject to the terms, covenants and conditions of a certain "Apartment Reservation Agreement" by and between Grantor and Grantees wherein Grantor agreed to sell the Unit and Grantees agreed to purchase the Unit; a copy is available for examination at the office of Grantor at 2700 12th Avenue South, Nashville, Tennessee 37204. Such "Apartment Reservation Agreement" is incorporated by reference as if fully copied herein.

Further, this conveyance is given subject to:

1. 1981 taxes, which have been prorated and adjusted as of the date hereof.

2. The terms and conditions of the Horizontal Property Act of Tennessee, the above Master Deed and By-Laws, the above Condominium Plat, and any amendments thereto.

This is improved property, known as 3831 West End Avenue, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD the said Unit and undivided interest with the appurtenances, estate, title and interest thereto belonging to the said RUSSELL A. OLDFIELD, JR. AND WIFE, JEAN WARD OLDFIELD, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees, that it is lawfully seized and possessed of said Unit and undivided interest in fee simple; has a good right to convey it, and the same is unencumbered, except as herein set forth.

And Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said Unit and undivided interest to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS the Grantor's signature this 15th day of January, 1981.

IDENTIF. REFERENCE T
JAN 27 9 39 AM '81
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

MIKADO, LTD., Acting by and through its general partner, MENEMSHA EQUITIES, INC.

BY: _____
its President

G 2 6 8 5 9

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public for said County and State, personally appeared Robert J. Howell, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the President of MENEMSHA EQUITIES, INC., the general partner of MIKADO, LTD., the within bargainor, a Tennessee limited partnership, and who acknowledged himself to be authorized to execute the foregoing instrument as President of the said general partner, and acknowledged that he, as such President executed the foregoing instrument on behalf of MIKADO, LTD., as the free act and deed of MIKADO, LTD., for the purpose therein contained by signing the name of said corporation on behalf of MIKADO, LTD., by himself as President of MENEMSHA EQUITIES, INC.

Witness my hand and seal, at office in Nashville, Tennessee, this 15th day of January, 1981.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: 4/8/84

PLEASE RETURN TO
CHICAGO TITLE CO.
AMERICAN BLDG.
NASHVILLE, TENN. 37201

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____ BOOK 5704 PAGE 62

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | 42100.00- | CO |
| | | | 109.46 | CO TX |
| | | | .50 | PRFEE |
| | | | 6.00 | WDEED |
| | | | CHECK | 116.96- |
| 6720A01/27/81 | | | BAL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 2 6 8 5 9

IDENTIF. REFERENCE

JAN 27 9 39 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 803733