WINDSOR TOWER CONDOMINIUM
UNIT WARRANTY DEED

FROM: John E. Davis, Jr.

TO: Henry C. Atkeison and wife
Jennie S. Atkeison

BOOK 5799 PAGE 312

THIS INSTRUMENT PREPARED BY
John W. Nelley, Jr.
John W. Nelley, Jr., P.C.
26th Floor
First American Center
Nashville, Tennessee 37238

mail

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Henry C. Atkeison and wife Jennie S. Atkeison (NAME) | (NAME) | 103-16-18-806 |
| 4215 Harding Road, #806 (STREET ADDRESS OR ROUTE NUMBER) | SAME (STREET ADDRESS) | |
| Nashville, Tennessee 37205 (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable considerations, cash in hand paid by Henry C. Atkeison and wife Jennie S. Atkeison (the "Grantee" herein), the receipt whereof is hereby acknowledged, the undersigned, John E. Davis, Jr., (the "Grantor" herein) has bargained and sold, and by these presents does transfer and convey unto the said Henry C. Atkeison and wife Jennie S. Atkeison their heirs and assigns, a certain interest in land in Davidson County, State of Tennessee, descibed as follows, to wit:

Being Unit No. 806 as shown on the Plat of WINDSOR TOWER, a condominium, of record in Book 5220, page 71, Register's Office for Davidson County, Tennessee, together with an undivided .925% interest in common elements of 4215 Harding Road Homeowners' Association, as described in Book 5313, Page 338, et seq., said Register's Office.

Being the same property conveyed to John E. Davis, Jr., by deed of record in Book 5797, Page 962, Register's Office for Davidson County, Tennessee.

John E. Davis, Jr., being a married man, his wife, Carolyn Lee Davis, joins in this conveyance in order to convey any interest she may have in the property.

As part of the consideration for this transfer, Grantee agrees to be bound by the terms, covenants, and restrictions set forth in Master Deed for 4215 Harding Road Homeowners' Association, of record in Book 5313, Page 338, and its attendant By-Laws of record in Book 5313, Page 358, respectively, in said Register's Office.

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

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

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.
3. Twenty-foot permanent sanitary sewer and drainage easement and an additional 15-foot temporary construction easement granted to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 3956, Page 943, said Register's Office as described therein and being parallel to the westerly line of said property and running to the southeasterly margin of the Memphis-Bristol Highway.

This is improved property, known as 4215 Harding Road, 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 Henry C. Atkeison and wife Jennie S. Atkeison, their heirs and assigns, forever.

And Grantor does covenant with the said Henry C. Atkeison and wife Jennie S. Atkeison 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 Henry C. Atkeison and wife Jennie S. Atkeison their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS the Grantor's signature this 10th day of September, 1981.

John E. Davis, Jr.

Carolyn Lee Davis

STATE OF Tennessee *

COUNTY OF Davidson *

Before me, the undersigned Notary Public for said County and State, personally appeared before me John E. Davis, Jr., and Carolyn Lee Davis, with whom I am personally acquainted, and who upon oath, acknowledged themselves to be the within bargainors, and who acknowledged themselves to be authorized to execute the foregoing instrument and acknowledged that they executed the foregoing instrument for the purpose therein contained, by signing their names.

WITNESS my hand and official seal, at office in Nashville Tennessee this 10th day of September, 1981.

Sandy K. Cartier
NOTARY PUBLIC

My Commission Expires: October 21, 1984.

NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 28th DAY OF Sept. 1981.

Deputy Register

IDENTIFICATION REFERENCE

SEP 28 3 46 PM '81

REGISTER
DAVIDSON COUNTY, TENN.

G 61649

09/28 331.50- CHECK

15

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

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| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | 125000.00- CO | |
| | | | 325.00 CO TX | |
| | | | .50 PRFEE | |
| | | | 6.00 WDEED | |
| | | | CHECK 331.50- | |
| 0155A09/28/81 | | | BAL .00 | |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

661649

IDENTIFICATION REFERENCE

SEP 28 3 46 PM '81

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 845568