BOOK 5885 PAGE 300

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IDENTIF. REFERENCE

MAY 13 12 21 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

# WARRANTY DEED

FROM: Lanmar Development Corp.

TO: James William Denny and wife, June R. Denny

| Address New Owner(s) as follows: | Send Tax Bills to: | Map-Parcel No. |
|---|---|---|
| Mr. & Mrs. James W. Denny<br>800 Caldwell Lane<br>Nashville, TN 37204 | Third National<br>Mortgage Company<br>P.O. Box 2628<br>Nashville, TN 37219 | Map 133-14<br>Parcel 29 |

This instrument prepared by: DEARBORN & EWING, Attorneys, Suite 1200, One Commerce Place, Nashville, Tennessee 37219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 29,100.00 .

James William Denny
Affiant

Subscribed and sworn to before me, this the 12th day of, March, 1982.

Betty R. Powers
Notary Public

My Comm. Expires: 4-22-84

FOR AND IN CONSIDERATION of the sum of Twenty-Nine Thousand One Hundred and 00/100 Dollars ($29,100.00 ) the receipt of which is hereby acknowledged, Lanmar Development Corp., a Tennessee corporation, hereinafter called "Grantor," has this day bargained and sold, and does hereby transfer and convey unto James William Denny and wife, June R. Denny hereinafter called "Grantee", (whether one or more persons or entities) his heirs, personal representatives, successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Unit B-10 , of Oakcrest Condominium created under Title 64, Sections 2701 et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 5884, page 960 , Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Oakcrest Condominium, of record in Book 5200, page 413 , said Register's Office, for a more complete identification and description of such Unit.

Being part of the same property conveyed to Lanmar Development Corp. by deed from Tennessee Properties, Limited, of record in Book 5884 , page 957 , Register's Office for Davidson County, Tennessee.

This is improved property, known as Unit B-10 , Oakcrest Condominium, 420 Elysian Fields Road, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, his heirs, personal representatives, successors and assigns, forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except:

1. Taxes for the year 1982, which have been prorated.

2. All terms and provisions of the Master Deed Establishing Oakcrest Condominium and the By-Laws of Oakcrest Condominium Association, Inc. of record in the Register's Office for Davidson County, Tennessee.

3. All terms and provisions of the Charter of Oakcrest Condominium Association, Inc., of record in the Office of the Secretary of State of Tennessee, and the Register's Office for Davidson County, Tennessee.

4. Easements and restrictions as shown on the Plat of Oakcrest Condominium of record in the Register's Office for Davidson County, Tennessee.

5. Such liens and other matters, if any, against which Grantee's title insurer commits to insure Grantee from loss as provided in the title insurance policy provided Grantee by Grantor.

6. Terms and conditions of unrecorded lease to existing tenant, if any.

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said real estate to said Grantee, his heirs, personal representatives, successors and assigns, against the lawful claims of all persons.

Grantee, by acceptance of this deed, hereby joins in and accepts, and agrees to be bound by the foregoing instruments creating Oakcrest Condominium and Oakcrest Condominium Association, Inc. Said Grantee further agrees hereby to pay all assessments whether special or general which are levied by Oakcrest Condominium Association, Inc. in connection with Oakcrest Condominium.

IN WITNESS WHEREOF, the parties have executed this instrument on this 12th day of March, 1982, as of April 1, 1982.

LANMAR DEVELOPMENT CORP.

BY: _____
L. H. Hardwick, III, President

"GRANTOR"

_____
James William Denny

_____
June R. Denny

"GRANTEE(S)"

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Deborah R. Lightfoot, a Notary Public in and for the County and State aforesaid, personally appeared L. H. Hardwick, III, with whom I am personally acquainted, and who upon oath acknowledged himself to be President of Lanmar Development Corp., the within named bargainor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

Witness my hand and seal, at office in Nashville, Tennessee, this the 1st day of April, 1982.

Deborah R. Lightfoot
NOTARY PUBLIC

My Commission Expires: 7-21-85

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Betty R. Powers, a Notary Public in and for said County and State, the within named James William Denny and wife, June R. Denny, 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 seal, at office in Nashville, Tennessee, this the 12th day of March, 1982.

Betty R. Powers
NOTARY PUBLIC

My Commission Expires: 4-22-84

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, _____, a Notary Public in and for the County and State aforesaid, personally appeared _____, with whom I am personally acquainted, and who upon oath acknowledged himself to be _____ of _____, the within named bargainor, a _____, and that he as such _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the _____ by _____ as _____.

Witness my hand and seal, at office in Nashville, Tennessee, this the ____ day of _____, 1982.

_____
NOTARY PUBLIC

My Commission Expires: _____

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

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

RECEIVED OF _____

FOR _____ BOOK 5885 PAGE 303

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | 29100.00- CO | |
| | | | 75.66 CO TX | |
| | | | .50 PRFEE | |
| | | | 9.00 WDEED | |
| | | | CHECK | 85.16- |
| 7008A05/13/82 | | | BAL | .00 |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

G. 9. 1. 9. 3.

IDENTIF. REFERENCE

MAY 13 12 21 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 880964