THE CLARIDGE, a Condominium
UNIT WARRANTY DEED

BOOK 5905 PAGE 258

FROM: A. HARRISON JOHNSON, JR.
TRUSTEE FOR THE CLARIDGE COMPANY

TO: PAUL E. PINSON

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

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| PAUL E. PINSON | Nashville City Bank | Map 117-7 |
| (NAME) | (NAME) | |
| 3198 Hillsboro Pike | Union Street | part of parcels 47 & 48 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, Tennessee 37215 | Nashville, Tennessee 37203 | |
| (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 $80,000.

Subscribed and sworn to before me, this the 25th day of June, 1982.

Mary W. Johnson
Affiant

My commission expires: 10-20-85
(Affix seal)

Denise E. Moore
Notary Public

(FOR REGISTER'S USE)

FOR AND IN CONSIDERATION of the sum of TEN AND 00/100 ($10.00) DOLLARS and and other good and valuable considerations, cash in hand paid by PAUL E. PINSON, (the "Grantee" herein), the receipt whereof is hereby acknowledged, the undersigned Grantor, A. HARRISON JOHNSON, JR., Trustee, with full power to bargain, sell, transfer, lease, convey, encumber or otherwise deal with the within land, without consent of any beneficiary, (the "Grantor" herein), has bargained and sold, and by these presents does transfer and convey unto the said Grantee, PAUL E. PINSON, his heirs and assigns, a certain interest in land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit No. 307 as shown on the Plat of THE CLARIDGE of record in Book 5800, page 63, Register's Office for Davidson County, Tennessee, together with Storage Room S-19 and Garage G-11, as shown on said Plat, together with an undivided interest in the common elements of The Claridge Homeowners' Association, all as described in Book 5896, page 607, et seq., said Register's Office.

Being part of the same property conveyed to A. Harrison Johnson, Jr., Trustee of record in Book 5767, pages 483 and 489, said Register's Office.

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 The Claridge Homeowners' Association, of record in Book 5896, page 607, and its attendant By-Laws, in said Register's Office.

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

This conveyance is given subject to the terms, covenants and conditions of a certain "Condominium Unit Sale Contract" by and between The Claridge Company and Grantee wherein The Claridge Company agreed to sell the Unit and Grantee agreed to purchase the Unit; a copy is available for examination at the office of The Claridge Company at 2700 12th Avenue South, Nashville, Tennessee 37204. Such "Condominium Unit Sale Contract" is incorporated by reference as if fully copied herein.



Further, this conveyance is given subject to:

1. 1982 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. Deed of Trust executed by A. Harrison Johnson, Jr., Trustee, with full power to mortgage, sell, lease, encumber, restrict and convey without the joinder of any beneficiary, to Alan L. Saturn, Trustee, of record in Book 5767, page 486, Register's Office for Davidson County, Tennessee; and Deed of Trust executed by A. Harrison Johnson, Jr., Trustee, with full power to mortgage, sell, lease, encumber, restrict and convey without the joinder of any beneficiary, to Henry Kantor, Trustee, of record in Book 5767, page 492, said Register's Office. Grantor has furnished positive title over-insurance with respect to these liens, pursuant to the Claridge Condominium Unit Sale Contract.

This is improved property, known as 3198 Hillsboro Pike, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD the said Unit and undivided interest with the appurtenances, estate, title and interest thereto belonging to the said PAUL E. PINSON, his heirs and assigns, forever.

And Grantor does covenant with the said Grantee, that he 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 himself, his successors and assigns, to warrant and forever defend the title to the said Unit and undivided interest to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS the Grantor's signature this 25th day of June, 1982.

6 9 7 9 0 0

T. IDENTIF. REFERENCE

JUL 1 8 42 AM '82

FEE $ REGISTER DAVIDSON COUNTY, TN

A. HARRISON JOHNSON, JR., TRUSTEE FOR THE CLARIDGE COMPANY, WITH FULL POWER

By: A. Harrison Johnson Jr.
A. Harrison Johnson, Jr., Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 25th day of June, 1982, before me personally appeared A. HARRISON JOHNSON, JR., to me known to be the person who executed the foregoing instrument in behalf of THE CLARIDGE COMPANY, and who acknowledged that he executed the same as the free act and deed of THE CLARIDGE COMPANY.

Witness my hand and and official seal at office in Nashville, Tennessee, the day and year first above written.

DORIS E. [illegible] NOTARY PUBLIC AT LARGE STATE OF TENN.

Doris E. Purdue
NOTARY PUBLIC

MY COMMISSION EXPIRES: 10-20-85

Mail Veale City Bank - 315 [illegible]

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

BOOK 5905 PAGE 260

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 |
|---|---|---|---|---|
| | | | 60000.00- CO | |
| | | | 208.00 CO TX | |
| | | | .50 PRFEE | |
| | | | 6.00 WDEED | |
| | | | CHECK 214.50- | |
| | | | 5504A07/01/82 BAL .00 | |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 9 7 9 0 0

IDENTIF. REFERENCE

JUL 1 8 42 AM '82

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 889209