OFFICIAL RECEIPT

BOOK 5905 PAGE 530

ADDRESS NEW OWNER AS:
John L. Garcia
2601 Hillsboro Rd., Unit B-9
Nashville, TN 37212

SEND TAX BILLS TO:
New Owner

MAP/PARCEL NO.
117-3-B
25

WARRANTY DEED

For and in consideration of the sum of Ten Dollars ($10.00) paid in cash, and other good and valuable consideration received from the hereinafter named grantee, I, W. H. COLES, JR., have bargained and sold and by these presents do transfer and convey unto the said grantee, JOHN L. GARCIA, his heirs and assigns, a certain condominium apartment in Davidson County, Tennessee, described as follows:

Being Unit No. B-9 in a horizontal property regime which is located on the plat of Villager Condominium, of record in Book 5200, page 154, and revision of record in Book 5200, page 201, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to W. H. Coles, Jr., by deed from Andrews Properties, Inc. and Cherokee Properties, Inc., of record in Book 5443, page 308, said Register's Office.

This conveyance is made subject to the provisions of the Tennessee "Horizontal Property Act", as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereof; and also including without limitations all conditions, covenants restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime of Villager Condominium of record in Book 5434, page 665, Register's Office for Davidson County, Tennessee, and is subject to the Bylaws for the administration thereof, which are appended to the Master Deed as Exhibit "C" thereto of record in Book 5434, page 708, said Register's Office, including among other conditions and requirements, assessments, liens, use and occupancy restrictions and other undertakings all as set out and provided in said Master Deed and exhibits appended thereto, reference to which is here made.

This conveyance is made subject to the lien of taxes for the year 1982, which have been prorated and assumed by the grantee, and to the lien of the July assessment for maintenance and other common expenses.

This is improved property at 2601 Hillsboro Road, Unit B-9, Nashville, TN 37212.

To have and to hold said condominium apartment and the common elements thereto appertaining, with the appurtenances, estate, title and interest thereto belonging to the said grantee, his heirs and assigns, forever. And I do covenant with the said grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise set out herein. And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

This instrument was prepared by John J. Archer, Attorney
300 Court Square Building, Nashville, Tennessee 37201

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OFFICIAL RECEIPT

Grantor further warrants and covenants that the monthly assessments against this property for maintenance and other common expenses have been paid through the month of June, 1982.

LaNieve Cartwright Coles, spouse of the within grantor, joins herein to convey to the said grantee whatever right, title and interest she may have in said property by virtue of the marital relationship.

Witness our hands this 1 day of July, 1982.

W. H. Coles, Jr.

LaNieve Cartwright Coles

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 1st day of July, 1982, before me personally appeared W. H. Coles, Jr., and wife, LaNieve Cartwright Coles, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

In witness whereof, I have hereunto set my hand and official seal of office.

Notary Public

My commission expires: 1-19-86

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The greater of the property value or actual consideration for this transfer is $35,000.00.

Affiant

Sworn to and subscribed before me this 1st day of July, 1982.

Notary Public

My commission expires: 1-19-86

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IDENTIF. REFERENCE

JUL 1 11 PM '82

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5905 PAGE 532

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-
			5734A07/31/82 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6980.12

IDENTIF. REFERENCE

JUL 1 11 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 889357