550009-8

B0413

THE CLARIDGE, a Condominium
UNIT WARRANTY DEED

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

BOOK 5936 PAGE 979

TO: KATHY E. SUTTON

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
KATHY E. SUTTON	Fidelity Federal	Map 117-7-B
(NAME)	(NAME)	
3186 Hillsboro Pike	401 Union Street	Parcel 305
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37215	Nashville, Tenn., 37219	
(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 $81,500.

Subscribed and sworn to before me, this the 20 day of January, 1983.

Kathy E. Sutton
Affiant

My commission expires: 1-22-84
(Affix seal)

Jane Thomas
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 KATHY E. SUTTON, (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, KATHY E. SUTTON, her heirs and assigns, a certain interest in land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit No. 305 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-13 and Parking Space No. B, 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.

01/24 2194.40- CHECK 3081

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.

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Further, this conveyance is given subject to:

1. 1983 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 3186 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 KATHY E. SUTTON, her 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, her heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS the Grantor's signature this 17TH day of January, 1983.

H 27666
IDENTIF. REFERENCE
JAN 24 3 03 PM '83
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 17TH day of January, 1983, 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.

Susan N. Scarlett
NOTARY PUBLIC

MY COMMISSION EXPIRES: 10/20/85.

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

RECEIVED OF _____

FOR _____

BOOK 5996 PAGE 961

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

81000.00- CO
411.50 CO TX
.50 PRFEE
6.00 MDEED
CHECK 818.50-
3661AB1/24/03 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 2 7 8 6 6

IDENTIF. REFERENCE

JAN 24 8 03 PM '03

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 925392