BOOK 6024 PAGE 284

WARRANTY DEED

FROM: Allen H. Campbell and wife, Barbara L. Campbell

TO: Hollis E. Hughes, II

| Address New Owner(s) as follows: | Send Tax Bills to: | Map-Parcel No. |
|---|---|---|
| Hollis E. Hughes<br>E-4<br>420 Elysian Fields<br>Nashville, TN 37211 | Third National Mortgage Company<br>P.O. Box 2628<br>Nashville, TN 37219 | Map 133-14-A<br>Parcel 62 |

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 $30,746.26.

Hollis E. Hughes II
Affiant

Subscribed and sworn to before me, this the 16th day of March, 1983.

Beth Ann Bright
Notary Public

My Comm. Expires: 1-18-87

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

FOR AND IN CONSIDERATION of the sum of Thirty Thousand Seven Hundred Forty-Six and 26/100 Dollars ($30,746.26) the receipt of which is hereby acknowledged, Allen H. Campbell and wife, Barbara L. Campbell, hereinafter called "Grantor," has this day bargained and sold, and does hereby transfer and convey unto Hollis E. Hughes, II 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 E-4, 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 the same property conveyed to Allen H. Campbell and wife, Barbara L. Campbell by deed from Lanmar Development Corp., a Tennessee corporation, of record in Book 5885, page 690, Register's Office for Davidson County, Tennessee.

It is understood and agreed that Grantee will assume the indebtedness secured by a Deed of Trust of record in Book, 5885, page 694, Resister's Office for Davidson County, Tennesszee.

This is improved property, known as Unit E-4, 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 1983, 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. The Deed of Trust described above assumed by Grantee.

7. 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 above described Master Deed, By-Laws, Plat, and Charter creating Oakcrest Condominium and Oakcrest Condominium Association, Inc. 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. Grantee specifically consents to the terms and conditions of Paragraph 7 of the Master Deed providing for the retention of a lien in favor of the Association to secure the payment of all such assessments and a power of sale to enforce the assessment lien.

IN WITNESS WHEREOF, the parties have executed this instrument on this 16th day of March, 1983.

Allen H. Campbell

Barbara H. Campbell

"GRANTOR"

Hollis E. Hughes, II

"GRANTEE"

OFFICIAL RECEIPT

BOOK 6024 PAGE 286

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Allen H. Campbell and Barbara L. Campbell, 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 16th day of March, 1983.

Beth Ann Bright
NOTARY PUBLIC

My Commission Expires: 1-18-87

BETH ANN BRIGHT NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Hollis E. Hughes, II the barqainor with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 16th day of March, 1983.

Beth Ann Bright
NOTARY PUBLIC

My Commission Expires: 1-18-87

BETH ANN BRIGHT NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

H37305

IDENTIF. REFERENCE

MAR 21 3 01 PM 1983

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

BOOK 6024 PAGE 287

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | 30746.26- CO | |
| | | | 79.62 CO TX | |
| | | | .50 PRFEE | |
| | | | 9.00 WDEED | |
| | | | CHECK | 89.38- |
| | | | 4737A03/21/83 BAL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 3 7 3 0 5

IDENTIF. REFERENCE

MAR 21 3 01 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 936646