WARRANTY DEED BOOK 6032 PAGE 170

FROM: Donald L. Lockmiller, Grantor, and wife, Sue Ann Lockmiller

TO: Rebecca O. Marshall, Grantee

This instrument was prepared by:
Warren H. Wild, Jr.
Farris, Warfield & Kanaday file
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

Address New Owner(s) as Follows: Send Tax Bills To: Map-Parcel Numbers

Rebecca O. Marshall same 116-8G-214
214 ~~179~~ Chestnut Hill
Nashville, Tennessee 37215 Field Book Numbers

7DA 75032

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is One Hundred Sixty Thousand and no/100 Dollars ($160,000.00).

× Rebecca O. Marshall
Affiant

SUBSCRIBED AND SWORN TO before me, this the 4th day of APRIL, 1983.

Becky E. Waggoner
Notary Public

My Commission Expires: 7/21/86

FOR AND IN CONSIDERATION OF the sum of One Hundred Sixty Thousand and no/100 Dollars ($160,000.00), Donald L. Lockmiller, Grantor, and his wife, Sue Ann Lockmiller, have bargained and sold, and by these presents do transfer and convey unto the said Rebecca O. Marshall, Grantee, her heirs, successors, and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> A certain condominium apartment in Davidson County, Tennessee, described as follows:
>
> Being Unit No. 2 in a Horizontal Property Regime located on the Plan of Revised Chestnut Hill Condominiums (Sugartree Phase V) of record in Book 5200, page 171, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said unit.
>
> Being the same property conveyed to Donald L. Lockmiller by deed from Jack H. Dalton and wife, Jeanette H. Dalton of record in Book 5622, page 442, Register's Office for Davidson County, Tennessee.

This is improved property, known as 214 ~~179~~ Chestnut Hill, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Rebecca O. Marshall, Grantee, her heirs, successors, and assigns, forever.

And Grantor, Donald L. Lockmiller, does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except for the following:

(a) Lien for 1983 taxes, not yet due and payable, which have been prorated and will be paid by Grantee.

(b) A 20' easement for public utility purposes with a sewer line lying within said easement as set out in Book 5387, page 829, Book 5387, page 835, and Book 5387, page 841, Register's Office for Davidson County, Tennessee.

(c) Declaration of Covenants, Conditions and Restrictions for Sugartree of record in Book 4857, page 157, said Register's Office, Supplementary Declaration of Covenants, Conditions and Restrictions for Sugartree, amended in Book 4911, page 356, said Register's Office, Second Amendment in Book 4996, page 126, said Register's Office, and Third Amendment in Book 5003, page 688, said Register's Office.

(d) The premises is a building site restricted by all the requirements, conditions, easements, assessments, liens, uses, building restriction, limitations, repurchase and Lease options, burdens and other undertakings, including rights and interest of other site owners and condominium owners, and also including the requirement that all owners of building sites and condominium units be members of Chestnut Hill Homeowners Association, Inc., and subject to assessment for the payment of costs incident to the maintenance of the common areas and administration of the Association, and provided for a lien securing the payment thereof, contained in an instrument recorded January 29, 1980 and recorded in Book 5560, page 763, Register's Office for Davidson County, Tennessee, and By-Laws appending thereto of record in Book 5560, page 772, said Register's Office. Grantee shall pay all unpaid assessments and special assessments for the period beginning April 1, 1983.

(e) The Revised Plan of Chestnut Hill Condominiums (Sugartree Phase V), of record in Book 5200, page 171, said Register's Office, shows certain minimum building setback lines, easements, assess limitations, and also an owners certificate as follows: "We hereby certify that we are the owners of the property shown hereon as evidenced in Book 5352, page 787, said Register's Office, and adopt the plan of the property as shown hereon. Establish common elements for the benefit of the Horizontal Property Regime and dedicate thereto all public utility easements shown hereon. This plan shall not be altered or changed unless otherwise approved by the Metropolitan Planning Commission. Easements for

OFFICIAL RECEIPT

ingress and egress are reserved hereby upon all access easements as shown hereon, or upon any approved revision hereof for the benefit of the purchasers of properties within the development, their invitees, lessees, and other parties claiming by, through, or under them. The access easements shown hereon are reserved by the aforesaid owner and are not dedicated to the public."

And Grantor does further covenant and bind Grantor, his heirs, successors, and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs, successors, and assigns against the lawful claims of all persons whomsoever, except as stated above.

Sue Ann Lockmiller, wife of the Grantor, joins in this deed to convey to the Grantee all of her rights, title and interest in the herein described property, whether by marriage or otherwise, but does not join in any covenant or warranty herein expressed.

Witness our hands this 4 day of April, 1983.

H40033

IDENTIF. REFERENCE

APR 5 9 51 AM '83

FELIX Z. MALONE JR. REGISTER
DAVIDSON COUNTY, TN

Donald L Lockmiller
DONALD L. LOCKMILLER

Sue Ann Lockmiller
SUE ANN LOCKMILLER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Janis B. Foman, a Notary Public in and for said County and State, the within named DONALD L. LOCKMILLER, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 4th day of April, 1983.

Janis B. Foman
Notary Public

My Commission Expires: 10/21/84

JANIS G. LOMAN NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Janis B. Foman, a Notary Public in and for said County and State, the within named SUE ANN LOCKMILLER, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 4th day of April, 1983.

Janis B. Foman
Notary Public

My Commission Expires: 10-21-84

JANIS G. LOMAN NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WHW/4-1-83

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

BOOK 6032 PAGE 173

RECEIVED OF_____

FOR_____

CO -CONVEYANCE	CC -CERTIFIED COPY	MISC -MISCELLANEOUS
MO -MORTGAGE	REL -RELEASE	COTX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE	MOTX -STATE TAX MORT
TD -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			160000.00- CO	
			416.00 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	425.50-
			8028A04/05/83 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 4 0 0 3 3

IDENTIF. REFERENCE

APR 5 9 51 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 939829