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6048

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Mary B Braden
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF April, 19 83.

Notary Public

MY COMMISSION EXPIRES: 11-17-84
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILLIAM W. WEEMS, ATTORNEY, 699 WEST MAIN ST., HENDERSONVILLE, TENNESSEE 37075
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MARY B. BRADEN (NAME)	SAME (NAME)	103-16B, Par. 12
5132 Boxcroft Place (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	7 DA 79321
Nashville, TN 37205 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, ZEPHA H. JONES, surviving tenant by the entirety

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARY B. BRADEN, an unmarried person,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Being Unit No. 201 as shown on the Plat of WINSOR TOWER, a condominium, of record in Book 5200, page 71, Register's Office for Davidson County, Tennessee, together with an undivided .925% interest in common elements of 4215 Harding Road Homeowners' Association, as described in Book 5313, page 338, et seq., said Register's Office.

Being the same property conveyed to Ralph L. Jones and wife, Zepha Jones, by deed from WINDSOR TOWER, INC., a Tennessee Corporation, of record in Book 5315, page 728, Register's Office for Davidson County, Tennessee; the said Ralph L. Jones - being deceased, property vests in Zepha H. Jones as surviving tenant by the entirety.

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 4215 Harding Road Homeowner's Association, of record in Book 5313, page 338, and its attendant by-laws of record in Book 5313, page 338, respectively, in said Register's Office.

This conveyance is made subject to:
1. 1983 taxes which have been prorated and assumed by Buyer;
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. Twenty-foot permanent sanitary sewer and drainage easement and an additional 15-foot temporary construction easement granted to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 3956, page 943, said Register's Office, as described therein and being parallel to the westerly line of said property and running to the southeasterly margin of the Memphis-Bristol Highway.

CHECK

This is improved (X) unimproved ( ) property, known as Unit 201, 4215 Harding Road, Nashville, Tennessee 37205
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

04/25 344.50

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 22nd day of April, , 19 83.

Zepha H. Jones

2635

OFFICIAL RECEIPT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

OR BOOK 6043 PAGE 871

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ZEPHA H. JONES,

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 , Tennessee, this 22nd day of April, 1983.

My commission expires 11-17-84 Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public, of the State and County aforesaid, personally appeared and with whom I am personally acquainted, and who, upon oath, acknowledged to be of the , the within named bargainor, a corporation, and that as such , being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said as such

Witness my hand and seal, at office in , this day of , 19 .

Notary Public

Commission expires

H43827

IDENTIF. REFERENCE

APR 25 12 44 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

FROM ZEPHA H. JONES

TO MARY B. BRADEN

CHEROKEE LAND TITLES, INC.
699 WEST MAIN STREET
P. O. BOX 676
HENDERSONVILLE, TENNESSEE 37075

Prepared By
WILLIAM W. WEEMS, ATTORNEY
699 West Main, Hendersonville, Tennessee 37075

OFFICIAL RECEIPT

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

RECEIVED OF

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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
			130000.00- CO	
			338.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	344.50-
2635A	04/25/83		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 4 3 8 2 7 1

IDENTIF. REFERENCE

APR 25 12 44 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 944294