# WARRANTY DEED

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-3

FROM

DENNIS CHARLES HEINZELMANN and wife, MARY SUE D. HEINZELMANN

TO

GEORGE S. NEAL

For draftsman's use

THIS INSTRUMENT PREPARED BY:
DAVID L. DUNLAP
Attorney At Law
Suite 100
Hermitage Executive Building
4207 Lebanon Road
Hermitage, Tennessee 37076
(615) 883-4998

BOOK 6124 PAGE 88

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| George S. Neal (NAME) | Third National Mortgage Company (NAME) | Map No. 133-14 |
| Unit A-6<br>420 Elysian Fields Road (STREET ADDRESS OR ROUTE NUMBER) | P. O. Box 2628 (STREET ADDRESS) | Parcel No. 6 |
| Nashville, Tennessee 37211 (CITY) (STATE) (P. O. ZIP) | Nashville, Tennessee 37219 (CITY) (STATE) (ZIP) | |

(FOR REGISTER'S USE)

H6.9833 IDENTIF. REFERENCE Aug 26 4 00 PM '82 FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN RUSH

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $34,117.00

George S. Neal
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF August, 1982.

Kay Cooper
Notary Public

MY COMMISSION EXPIRES: 10-21-84

(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY

**For and in Consideration of** the sum of

Ten DOLLARS

($10.00) cash, in hand paid to us, the undersigned, Dennis Charles Heinzelmann and wife, Mary Sue D. Heinzelmann, hereinafter referred to as "Grantors", by the undersigned, George S. Neal, hereinafter referred to as "Grantee", and the assumption by Grantee of the balance of the indebtedness owed by Grantors to Lanmar Development Corp., as recorded in Book 5885, Page 74, Register's Office for Davidson County, Tennessee, and other good and valuable considerations, the receipt, adequacy and sufficiency of which is by us hereby acknowledged, we, the undersigned, Dennis Charles Heinzelmann and wife, Mary Sue D. Heinzelmann, Grantors,

CHECK

have bargained and sold, and by these presents do transfer and convey unto the said Grantee and his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

08/26 01:16

2973

Form No. WD3a

Unit A-6 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 the 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, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said Unit.

Being the same property conveyed to Dennis Charles Heinzelmann and wife, Mary Sue D. Heinzelmann, by deed from Lanmar Development Corp., of record in Book 5885, Page 70, Register's Office for Davidson County, Tennesse

This conveyance is subject to:

1. 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.

2. 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.

3. Easements and restrictions as shown on the Plat of Oakcrest Condominium, of record in the Register's Office for Davidson County, Tennessee.

4. 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 Grantors.

This is unimproved (x) / improved (X) property, known as Unit A-6, Oakcrest Condominium, 420 Elysian Fields Road, Nashville, Tennessee 37211
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

**To Have and to Hold** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee and his heirs and assigns, forever.

And Grantors do covenant with the said Grantee that Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except as herein set out.

And Grantors do further covenant and bind ourselves and our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee and his heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand S this 26th day of August 26, 19 83, ~~the~~
~~corporate party has caused its name to be signed hereto by its duly authorized officers this the day and year~~
~~above~~

George S. Neal, by acceptance of this Warranty Deed, hereby joins in and accepts and agrees to be bound by the foregoing instruments creating Oakcrest Condominium and Oakcrest Condominium Association, Inc. and hereby further agrees to pay all assessments, whether special or general, which are levied by Oakcrest Condominium Association, Inc. in connection with Oakcrest Condominium.

Dennis Charles Heinzelmann
DENNIS CHARLES HEINZELMANN, GRANTOR

Mary Sue D. Heinzelmann
MARY SUE D. HEINZELMANN, GRANTOR

George S. Neal
GEORGE S. NEAL, GRANTEE

Form No. WD3b

**STATE OF TENNESSEE**
**Davidson County.**

BOOK 6124 PAGE 90

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named George S. Neal

the Grantee, 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 26th day of August, 19 83

Kay Cooper, Notary Public

Commission Expires 10-21-84

KAY COOPER NOTARY PUBLIC DAVIDSON COUNTY

**STATE OF** ILLINOIS
**County of** Cook

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

Dennis Charles Heinzelmann and wife, Mary Sue D. Heinzelmann,

the Grantors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at , Illinois this 25th day of August, 19 83

Vivian Kuyawa, Notary Public

Commission Expires 3-29-87

VIVIAN KUYAWA NOTARY PUBLIC COOK COUNTY, ILL.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

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

, Notary Public.

Commission expires .

Form No. WD3b

STATE OF TENNESSEE
Davidson County.

BOOK 6124 PAGE 91

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary Sue D. Heinzelmann,

Grantor,
the ~~bargainor~~ XXXX 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 26th day of August, 1983

Kay Cooper, Notary Public

Commission Expires 10-21-84

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF
County of

Personally appeared before me, , a Notary Public in and for said County and State, the within named

the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at, this day of, 19

, Notary Public

Commission Expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

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

, Notary Public.

Commission expires.

# OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____ BOOK 6124 PAGE 92

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | 34117.00- CO | |
| | | | 88.66 CO TX | |
| | | | .50 PRFEE | |
| | | | 12.00 WDEED | |
| | | | CHECK | 101.16- |
| 2973A | 08/26/83 | BAL | | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 6 9 8 3 3

IDENTIF. REFERENCE

AUG 26 4 00 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 974405