File 53

FORM NO. WD-1

BOOK 6149 PAGE 618

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 114,331.39

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF September, 1983.

Notary Public

MY COMMISSION EXPIRES: 4-19-87

(AFFIX SEAL)

return CHICAGO TITLE INSURANCE CO. FIRST AMERICAN CENTER DEADRICK STREET NASHVILLE, TENNESSEE 37238

THIS INSTRUMENT WAS PREPARED BY
Walt, Dyer & James, Attorneys; 2002 Richard Jones Road; C-301; N.TN.
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Henrietta T. Grubbs (NAME) | Leader Federal Savings & Loan (NAME) | Map116-3-F |
| 219 Westchase Drive (STREET ADDRESS OR ROUTE NUMBER) | 158 Madison Ave (STREET ADDRESS) | Par 18 |
| Nashville, TN. 37205 (CITY) (STATE) (P. O. ZIP) | Memphis, Tennessee 38103 (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, Westchase, A Joint Venture

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Henrietta T. Grubbs, a single 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:

Land in Davidson County, Tennessee, being UNIT NUMBER 219 on the Plan of WESTCHASE CONDOMINIUMS, a horizontal property regime, as shown on the plan of Westchase Condominiums, of record in Book 5200, page 578, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants and regulations imposed upon and relating to the property, units thereof, owners, co-owners and tenants of Westchase Condominiums contained in the Plat, Master Deed and the By-Laws recorded as above stated and in Book 6097, page 226 and amended in Book 6112, page 677, are incorporated in this instrument by reference.

Being a part of the same property conveyed to Westchase, A Joint Venture by deed from Leader Enterprises, Inc., of record in Book 5974, page 272, said REgister's Office.

CHECK

This is unimproved ( ) improved (X) property, known as 219 Westchase Drive; Nashville, Tennessee 37205
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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 23 day of September, 1984

Westchase, A joint Venture, by

James P. McCann of Leader Enterprises, a Venturer

10/03 303.6

2152

STATE OF TENNESSEE
Davidson County

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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 _____, Tennessee, this _____ day of _____ 19___.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared James P. McCann and _____ with whom I am personally acquainted and who upon (his oath) acknowledged (himself) to be the authorized agent of Leader Enterprises, Inc. and _____ respectively of the Westchase a joint venture the within named bargainor, a corporation, and that (he) as such agent a venturer and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said James P. McCann as such authorized agent, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville on this the 2nd day of Sept, 1987.

My commission expires 4-14-87

_____
Notary Public

WARRANTY DEED

FROM

TO

PREPARED BY:

WALT, DYER & JAMES, Attorneys
Suite C-301
2002 Richard Jones Road
Nashville, TN 37215
Phone: (615) 297-0925

IDENTIFICATION REFERENCE

FILED
DAVIDSON COUNTY, TN.
1987 OCT 3 PM 4:07

H 7 7 6 2 5

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

RECEIVED OF _____

FOR _____

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| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

114331.39- CAMT.
297.18 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 303.68-
2152A10/03/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 7 7 6 2 5

IDENTIF. REFERENCE

OCT 3 9 47 AM '83

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 983302