OFFICIAL RECEIPT

B0435

WARRANTY DEED

BOOK 6154 PAGE 93

FROM: Dawn E. Boyd, Grantor

TO: Jack A. Hines, Grantee

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

Address New Owner(s) as Follows:
Jack A. Hines
110 Bellevue Road, Unit 30
Nashville, TN 37221

Send Tax Bills To:
Third National Mtg Co
P.O. Box 2628
Nashville Tn 37219

Map-Parcel Numbers
142-15A-30

Field Book Numbers
9D 22971

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Forty-One Thousand Nine Hundred and 00/100 Dollars ($41,900.00).

Jack A Hines
Affiant

SUBSCRIBED AND SWORN TO before me, this the 5th day of October, 1983.

Doris [illegible]
Notary Public

My Commission Expires: 10-20-85

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), Dawn E. Boyd, unmarried, Grantor has bargained and sold, and by these presents does transfer and convey unto the said Jack A. Hines, Grantee, his heirs, successors, 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 No. 30 on the Plan of the First Revision of Bellevue Manor Condominiums, of record in Book 5200, page 231, Register's Office for said County, to which reference is hereby made for a more complete and accurate description of said unit, together with an undivided interest in all common areas.
>
> Being the same property conveyed to Dawn E. Boyd by deed from Kelley Prim, Trustee, of record in Book 5804, page 218, Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to the provisions and requirements of the Tennessee Horizontal Property Act as set out in Sec. 64-2701, et seq. of the Tennessee Code Annotated; to the By-Laws for administration thereof; to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon, and including without limitation all conditions, covenants,

10/07 115.44- CHECK

3774

restrictions, options, burdens, assessments and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime with respect to Bellevue Manor, of record in Book 5520, page 203, and the By-laws of record in Book 5520, page 254, Register's Office for said County.

This is improved property, known as 110 Bellevue Road, Unit 30, Nashville, Tennessee 37221.

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, his heirs, successors, and assigns, forever.

And Grantor 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 and unrestricted except for the lien for 1983 taxes which have been prorated and will be paid by Grantee; the homeowners' assessment for the month of September which will be paid by Grantee; easements and other matters shown on the plan of record in Book 5200, page 231, Register's Office for Davidson County, Tennessee; and master deed and by-laws of record in Book 5520, page 203 and Book 5520, page 254, said Register's Office.

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

Witness my hand this 16th day of September, 1983.

Dawn E. Boyd
DAWN E. BOYD

STATE OF CALIFORNIA)
COUNTY OF Contra Costa)

Personally appeared before me, Claudia Mauzy Nemir, a Notary Public in and for said County and State, the within named DAWN E. BOYD, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Alamo, California, this 16 day of Sept, 19 83.

Claudia Mauzy Nemir
Notary Public

My Commission Expires: June 27, 1985

OFFICIAL SEAL
CLAUDIA MAUZY NEMIR
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
CONTRA COSTA COUNTY
MY COMMISSION EXPIRES JUNE 27, 1985

FELIX A. ... REGISTER
DAVIDSON COUNTY, TN
OCT 7 3 52 PM '83

IDENTIF. REFERENCE

H 7 9 0 2 6

WHW/9-13-83

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

RECEIVED OF _____

FOR _____ BOOK 6154 PAGE 95

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

41900.00- CAMT.
108.94 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 115.44
3774A10/07/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 7 9 0 2 6

T IDENTIF. REFERENCE

OCT 7 3 52 PM '83

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

No. 984863