WHITLAND PLACE, a Condominium
UNIT WARRANTY DEED

File 46

FROM: BVT WHITLAND HOUSE, LTD.

TO: ELLEN N. ROSS

BOOK 5174 PAGE 448

THIS INSTRUMENT PREPARED BY:
A. Harrison Johnson, Jr.
The Law Firm of A. Harrison Johnson, Jr.
11th Floor, First American Center
Nashville, Tennessee 37238

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Ellen N. Ross | SECURITY FEDERAL | 103-16-E Par 7 |
| (NAME) | (NAME) | |
| 3901 Whitland Avenue, Unit No. 7 | 4235 HILLSBORO ROAD | |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, Tennessee 37205 | NASHVILLE, TENNESSEE | |
| (CITY) (STATE) (P.O. ZIP) | (CITY) (STATE) (ZIP | |

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $49,500.00.

Subscribed and sworn to before me, this the 3rd day of November, 1983.

X Marsha L. Ross
Affiant

My commission expires: 1-22-84 (Affix seal) Notary Public

(FOR REGISTER'S USE)

FOR AND IN CONSIDERATION of the sum of TEN AND 00/100 ($10.00) DOLLARS and other good and valuable considerations, cash in hand paid by ELLEN N. ROSS, the "Grantee" herein), the receipt whereof is hereby acknowledged, the undersigned Grantor, BVT WHITLAND HOUSE, LTD., a Tennessee limited partnership (acting by and through its duly authorized attorney-in-fact), (the "Grantor" herein), has bargained and sold, and by these presents does transfer and convey unto the said Grantee, ELLEN N. ROSS, her heirs and assigns, a certain interest in land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit No. 7 as shown on the Plat of Whitland Place of record in Book 5200, page 597, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements of The Whitland Place Homeowners' Association, all as described in Book 6131, page 722, et seq., said Register's Office.

Being part of the same property conveyed to Grantor of record in Book 5949, page 551, said Register's Office.

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 The Whitland Place Homeowners' Association, of record in Book 6131, page 722, and its attendant By-Laws, in said Register's Office.

Grantor does hereby transfer and sell unto Grantee all fixtures and appliances which might be owned by Grantor and located in the said Unit, including range and refrigerator.

11/10 135.20- CHECK

1988

This conveyance is given subject to the terms, covenants and conditions of a certain "Condominium Unit Sale Contract" (or "Apartment Reservation Agreement") by and between Grantor and Grantee wherein Grantor agreed to sell the Unit and Grantee agreed to purchase the Unit; a copy is available for examination at the office of First Management Services at Tenth Floor, Nashville City Bank Building, 315 Union Street, Nashville, Tennessee 37201. Such "Condominium Unit Sale Contract" (or "Apartment Reservation Agreement") is incorporated by reference as if fully copied herein.

Further, this conveyance is given subject to: BOOK 5174 PAGE 449

1. 1983 taxes, which have been prorated and adjusted as of the date hereof.

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.

This is improved property, known as Unit No. 7, 3901 Whitland Avenue, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD the said Unit and undivided interest with the appurtenances, estate, title and interest thereto belonging to the said ELLEN N. ROSS, her heirs and assigns, forever.

And Grantor does covenant with the said Grantee, that it is lawfully seized and possessed of said Unit and undivided interest in fee simple; has a good right to convey it, and the same is unencumbered, except as herein set forth.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said Unit and undivided interest to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS the Grantor's signature this 3rd day of November, 1983.

H85900

IDENTIF. REFERENCE

Nov 10 2 34 PM '83

FILED [illegible] REGISTER
DAVIDSON COUNTY, TN

BVT WHITLAND HOUSE, LTD.,
A Tennessee Limited Partnership

By: _____
Willie K. Davis, attorney-in-fact for Harald von Scharfenberg, General Partner

By: BVT PROPERTIES, INC., General Partner

By: _____
Willie K. Davis, attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public for said County and State, personally appeared Willie K. Davis, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the attorney-in-fact for HARALD VON SCHARFENBERG and BVT PROPERTIES, INC., the General Partners of BVT WHITLAND HOUSE, LTD., the within bargainor, a Tennessee limited partnership, and who acknowledged himself to be authorized to execute the foregoing instrument as attorney-in-fact of the said General Partners, and acknowledged that he, as such attorney-in-fact executed the foregoing instrument on behalf of BVT WHITLAND HOUSE, LTD., as the free act and deed of BVT WHITLAND HOUSE, LTD. for the purpose therein contained by signing the name of the limited partnership on behalf of BVT WHITLAND HOUSE, LTD. by himself as attorney-in-fact for HARALD VON SCHARFENBERG AND BVT PROPERTIES, INC.

Witness my hand and and official seal at office in Nashville, Tennessee, the day and year first above written.

_____
NOTARY PUBLIC

RUBYE RAINEY NOTARY PUBLIC DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES: 7-18-87

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 6174 PAGE 450

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | 49500.00- CAMT. | |
| | | | 128.70 CSTAX | |
| | | | .50 PRFEE | |
| | | | 6.00 WDEED | |
| | | | CHECK | 135.20- |
| 1986 | A | 11/10/83 | BAL | .00 |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

A 6 5 9 0 0

IDENTIF. REFERENCE

Nov 10 2 34 PM '83

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

**No.** 992835