2T

BOOK 6189 PAGE 381

H 9 0 5 5 2

WARRANTY DEED

FROM: Town & Country Properties, Inc.

TO: Hilda B. Ratner, an unmarried person

IDENTIF. REFERENCE

DEC 6 3 34 PM '83

REGISTER DAVIDSON COUNTY, TN

Address New Owner(s) as follows:	Send Tax Bills to:	Map/Parcel No.
Ms. Hilda B. Ratner 4625 Shys Hill Road Nashville, TN 37215	Metropolitan Federal Savings & Loan Association P.O. Box 8886 Nashville, TN 37202	Map 147-2-B Parcel

This instrument prepared by: DEARBORN & EWING, Attorneys, Suite 1200, One Commerce Place, Nashville, Tennessee 37239

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $39,900.00

Hilda B. Ratner
Affiant

Subscribed and sworn to before me, this the 7 day of November, 1983.

Angela J. Murphy
Notary Public

My Comm. Expires: 10-19-86

NOTARY PUBLIC AT LARGE STATE OF TEN.

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) the receipt of which is hereby acknowledged, Town & Country Properties, Inc., hereinafter called "Grantor," has this day bargained and sold, and does hereby transfer and convey unto Hilda B. Ratner, an unmarried person, hereinafter called "Grantee", (whether one or more persons or entities) his heirs, personal representatives, successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Unit A-105, of Caldwell Court Condominiums created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 6188 page 744, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Caldwell Court Condominiums set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of such Unit.

Being part of the same property conveyed to Town & Country Properties, Inc. by deed from Nelson C. Andrews and wife, Susan Adams Andrews of record in Book 6048, page 281, Register's Office for Davidson County, Tennessee.

This is improved property, known as Unit A-105, Caldwell Court Condominiums, 550 Harding Place, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, his heirs, personal representatives, successors and assigns, forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for those exceptions listed in the schedule of exceptions to coverage in the title insurance policy

12/06 113.24 CHECK

7617

furnished Grantee by Grantor insuring Grantee's interest in the above described property. The schedule of exceptions to such title insurance policy is by reference incorporated herein.

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said real estate to said Grantee, his heirs, personal representatives, successors and assigns, against the lawful claims of all persons.

Grantee, by acceptance of this deed, hereby joins in and accepts, and agrees to be bound by the foregoing instruments creating Caldwell Court Condominiums and Caldwell Court Condominium Association, Inc. Grantee further agrees hereby to pay all assessments, whether special or general, which are levied by Caldwell Court Condominium Association, Inc. in connection with Caldwell Court Condominiums. Grantee specifically consents to the terms and conditions of Paragraph 8 of the Master Deed providing for the retention of a lien in favor of the Association to secure the payment of all such assessments and a power of sale to enforce the assessment lien.

IN WITNESS WHEREOF, the parties have executed this instrument as of December 1, 1983.

Hilda B. Ratner

Hilda B. Ratner

TOWN & COUNTRY PROPERTIES, INC.

BY: Gary S. Tallent

TITLE: Vice Pres.

"GRANTEE" "GRANTOR"

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Gary S. Tallent with whom I am personally acquainted, and who upon oath acknowledged himself to be Vice Pres of Town & Country Properties, Inc., a Tennessee corporation, the within named bargainor, and that he as such Vice Pres, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of corporation by himself as Vice Pres.

Witness my hand and seal, in Nashville, Tennessee, this the 1 day of December, 1983.

My Commission Expires: 10-19-86

Angela J. Mabry
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TEN...

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Hilda B. Ratner, 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 seal, in Nashville this the 7 day of November, 1983.

My Commission Expires: 10-19-86 Angela J. Mullins
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF _____)
COUNTY OF _____)

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

Witness my hand and seal, in _____ this the ____ day of _____, 19___.

My Commission Expires: _____ _____
NOTARY PUBLIC

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

RECEIVED OF _____

FOR _____ BOOK 6189 PAGE 384

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

39900.00- CAMT.
103.74 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 113.24-
7617A12/06/83 BAL .03

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H. 9: 0 5 5.1

IDENTIF. REFERENCE

DEC 6 3 34 PM '83

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 998293