8412

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $37,300.00

X Leonard Martin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF May 19 84.

Wanda Fults
Notary Public

MY COMMISSION EXPIRES: 11-1-87

(AFFIX SEAL)

BOOK 6291 PAGE 873

THIS INSTRUMENT WAS PREPARED BY
Elizabeth W. McDow, 230 4th Avenue, North, Nashville, TN 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leonard Martin (NAME)	Third National Mortgage Company (NAME)	5DU 38134
546 Cedar Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2628 (STREET ADDRESS)	
Nashville, TN (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37219 (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, ANNE MAETIN HEINTZ DAVENPORT and Husband DEAN DAVENPORT

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LEONARD MARTIN, UNMARRIED

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 No. B, located on Lot No. 24, on the Plan of Cedarwood Condominiums, Revised No. 2, Section Six, as of record in Plat Book 5200, page 349, Register's Office for said County, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Anne Maetin Heintz by deed from Janet Barnes Looney, Unmarried, of record in Book 5958, page 977, said Register's Office.

This Conveyance is Subject to:

The Plan of record in Book 5200,page 349,said Register's Office, shows an owners certificate, a 20 foot minimum building setback line from Cedar Drive and a 10 foot easement for public utility and drainage purposes along the rear line of said lot.

Limitations and conditions imposed by the "Horizontal Property Act" as set out in Sections 64-2701, et seq.,of the Tennessee Code Annotated, as amended.

Terms,conditions, provisions, covenants, easements, and rights established by and contained in the Master Deed establishing a Norizontal Property Regime of Cedarwood, A Condominium of record in Book 5707,page 121, as amended in Book 5720, page 912 and Book 5776, page 741, and the Regulatory Agreements attached as Exhibits thereto of record in Book 5707, page 163; Book 5720, page 918 and in Book 5776, page 747, said Register's Office, and the By-Laws of Cedarwood Condominium Association, Inc.,of record in Book 5707,page 167,as amended in Book 6062, page 285, said Register's Office.

Any lien or other obligation to pay assessments for prorated expenses of administration and of maintenance and repair of the common elements, general and limited of the building and any other expenses lawfully agreed upon and to pay the proportionment cost whenever it shall be proper to proceed with reconstruction of the building in case of fire or other disaster and where the insurance indemnity is insufficient to cover the cost of such reconstruction as set out in the By-Laws of Cedarwood Condominium Association, Inc., of record in Book 5707, page 167, as amended in Book 6062, page 285, said Register's Office.

The Charter of Cedarwood Condominiums Association,Inc,, of record in Book 5722, page 198, said Register's Office,and Easements of record in Bk 5657,pg28,33,Bk4545,pg 203 & 6,

This is unimproved ( ) improved (XX) property, known as 546 Cedar Drive, Nashville, TN Bk 2439,pg 564.
(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 our hand s this 11th day of May, 1984

Anne Martin Heintz Davenport
ANNE MAETIN HEINTZ DAVENPORT

Dean Davenport
DEAN DAVENPORT

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ANNE MAETIN HEINTZ DAVENPORT and Husband DEAN DAVENPORT

the bargainor S 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 Nashville, Tennessee, this 11th day of May 19 84

Commission expires 11-1-87

Wanda Inks
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ 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 _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

RETURN TO: METROPOLITAN FEDERAL
230 4th Ave. No.

WARRANTY DEED

FROM

Anne Maetin Heintz Davenport

and husband Dean Davenport

TO

Leonard Martin, Unmarried

RUSH

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

IDENTIF. REFERENCE

I 2 2 0 7 0

MAY 14 3 28 PM '84

FEE $ 6.50 TN REGISTER
DAVIDSON COUNTY, TN

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

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RECEIVED OF _____

FOR _____

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

37300.00- CAMT.
96.98 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 103.48-
6504A05/14/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 2 2 0 7 0

IDENTIF. REFERENCE

MAY 14 3 28 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 36024