BOOK

#14020

THIS INSTRUMENT PREPARED BY:
O'Hare, Sherrard & Roe
Fourth Floor, St. Cloud Corner
500 Church Street
Nashville, Tennessee 37219

BOOK 6353 PAGE 618

WARRANTY DEED

Address New Owner as Follows:	Send Tax Bills To:	Map/Parcel Numbers:
Robert W. Senn and wife, Nina Senn and son, Eric Randall Senn 2601 Hillsboro Road Nashville, Tennessee 37215	Dominion Bancshares Mortgage Corporation 9900 Main Street, Suite #200 Fairfax, Virginia 22031	117-3-B-125 Field Book 7DA80248

FOR AND IN CONSIDERATION of the sum of Thirty-Four Thousand and Five Hundred Dollars ($34,500.00) Nancy L. Paden, a single woman (hereinafter referred to as the "Grantor"), has bargained and sold, and does hereby transfer and convey unto Robert W. Senn and wife, Nina Senn, and son, Eric Randall Senn, all as joint tenants with right of survivorship, (hereinafter referred to as the "Grantee"), and to the said Grantee's heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

> Unit No. H-14, parcel 125, in a Horizontal Property Regime which is located on the Revised Plat of The Villager, of record in Book 5200, Page 154, Register's Office for Davidson County, Tennessee, together with any interest in the common elements of said Regime appurtenant thereto.
>
> Being the same property conveyed to Grantor by deed of record in Book 5758, Page 410, said Register's Office.
>
> This conveyance is made subject to the provisions of the Tennessee "Horizontal Property Act," as the same is set out in Section 64-2701 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to easements, rights and interest 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 building thereof; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime of Villager Condominiums of record in Book 5434, Page 665, and by deed of correction, of record in Book 5487, Page 967, Register's Office for Davidson County, Tennessee, and is subject to the Bylaws for the administration thereof, which are appended to the Master Deed as Exhibit "C" thereto of record in Book 5434, Page 708, said Register's Office, including among other conditions and requirements, assessments, liens, use and occupancy restrictions and other undertakings all as set out and provided in said Master Deed and exhibits appended thereto reference to which is here made.
>
> This is improved property, known as Unit No. H-14, Villager Condominiums, 2601 Hillsboro Road, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, and the said Grantee's heirs and assigns forever. Grantor covenants with the said Grantee 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 1984 taxes, a lien, not yet due and payable. Grantor further covenants and binds herself, her successors and representatives, to warrant and forever

08/06 85.20- CHECK

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defend the title to said real estate to the said Grantee and to the said Grantee's heirs and assigns, against the lawful claims of all persons.

WITNESS my hand this 25 day of July, 1984.

Nancy L. Paden

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Rita McQuerry, a Notary Public in and for the County and State aforesaid, personally appeared Nancy L. Paden, the within named 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 seal, at office in Nashville, Tennessee, this 25 day of July, 1984.

Rita McQuerry
Notary Public

My Commission Expires:
April 21, 1985

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $34,500.00.

Affiant

Subscribed and sworn to before me, this the 26th day of July, 1984.

Notary Public

My Commission Expires:
7/18/87

$41.15

IDENTIF. REFERENCE

AUG 8 10 17 AM '84

FELIX ... REGISTER
DAVIDSON COUNTY, TN

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	COTX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE	MOTX -STATE TAX MORT
TD -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			34500.00- CAMT.	
			89.70 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	96.20-
9737A08/06/84			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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IDENTIF. REFERENCE

AUG 6 10 17 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.0058601