THIS INSTRUMENT WAS PREPARED BY:
Glen Allen Civitts, Esq.
HARWELL BARR MARTIN & STEGALL
A Professional Corporation
172 Second Avenue North
Nashville, Tennessee 37201

BOOK 6380 PAGE 970

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Numbers:
Barbara L. Gerwe 128 Hampton Place Road Nashville, Tennessee	(Same)	Map: 117-7C Parcel: 128CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND 00/100ths ($10.00) DOLLARS and other good and valuable consideration, I, William Hume Barr, Trustee, this day have bargained and sold, and by these presents do tranfer and convey unto Barbara L. Gerwe, the Grantee herein, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> A certain condominium apartment in Davidson County, Tennessee, being Unit No. 128 of Hampton Place Townhomes as shown on the Plan of record in Book 5200, page 421, said Register's Office, to which plan reference is hereby made for a more complete legal description.
>
> Being the same property conveyed to William Hume Barr, Trustee, by deed from Hampton Place Joint Venture, a Joint Venture composed of Four-0-One Financial Corporation and Roark, Inc., of record in Book 6133, page 406, Register's Office of Davidson County, Tennessee.

Such property is unencumbered, except for a lien for 1984 Davidson County property taxes, which have been prorated as of the date hereof and assumed by the Grantees, and except for the following:

1. An Easement to the Metropolitan Government of Nashville and Davidson County, Tennessee for sanitary sewers and/or storm drainage of records in Book 4110, page 157, Register's Office for Davidson County, Tennessee;

2. The Plan of record in Book 5200, page 421, Register's Office of Davidson County, Tennessee;

3. A Storm Water Detention Agreement between Hampton Place Joint Venture and The Metropolitan Government of Nashville and Davidson County, Tennessee.

4. The provisions of the Tennessee Horizontal Property Act as the same is set out in TCA §64-2701 et seq. and is subject to the provisions and requirements thereof and to the Bylaws for the administration thereof; also subject to easements rights and interests in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements new or hereafter established over, through and upon the land embracing the regime and building thereon; and also including without limitation all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime of Hampton Place Townhomes of record in Book 5891, page 897, Register's Office of Davidson County, Tennessee and the Bylaws thereof of record in Book 5891, page 937, Register's Office for Davidson County, Tennessee.

This is improved property, known as 128 Hampton Place, Nashville, Tennessee.

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, her heirs and assigns, forever. And I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except for the 1984 taxes, which are not a lien and are assumed by the Buyer and unless otherwise herein set out. And I do further covenant and bind myself, my heirs and representatives to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns against the lawful claims of all persons, whomsoever.

Whenever 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 my hand this 13th day of September, 1984.

William Hume Barr, Trustee
WILLIAM HUME BARR, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Debbie Tribble, a Notary Public of said county, William Hume Barr, Trustee, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office this 13th day of September, 1984.

Debbie Tribble
Notary Public

DEBBIE TRIBBLE NOTARY PUBLIC TENNESSEE

My Commission Expires:
9-20-86

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $176,500.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Barbara A Pierce
AFFIANT

Sworn to and subscribed before me
this 13th day of September, 1984.

Debbie Tribble
Notary Public

My Commission Expires:
9-20-86

GAC/cmo

RUSH

IDENTIF. REFERENCE

SEP 13 2 40 PM '84
REGISTER'S OFFICE
DAVIDSON COUNTY, TN

I.4952.6

09/13 455.00 CHECK

199 661

OFFICIAL RECEIPT

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

BOOK 6380 PAGE 972

RECEIVED OF _____

FOR _____

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CD TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			176500.00- CAMT.	
			458.90 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	465.40-
0199A	09/13/84		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 4 9 5 2 6

IDENTIF. REFERENCE

SEP 13 2 40 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0068736