This instrument prepared by:
Sam D. Hodges, III
Grissim and Hodges, Attorneys
323 Union Street, Suite 400
Nashville, Tennessee 37201

# WARRANTY DEED

BOOK 6526 PAGE 857

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP/PARCEL NO. |
|---|---|---|
| W. P. Russell, Jr., et ux<br>2012 Tyne Boulevard<br>Nashville, TN 37215 | OWNER | TO BE ASSIGNED |

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, STM STRATFORD PLACE PARTNERS, a Kentucky Partnership, has bargained and sold, and by these presents does transfer and convey unto the said W. P. RUSSELL, JR., and wife, LYNNE M. RUSSELL, the Grantees herein, their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Units No. 15A and 15B of Stratford Place Residential Condominiums, as described in the Master Deed Establishing Horizontal Property Regime of Stratford Place Residential Condominiums, of record in Book 6472, page 47, in the Register's Office for Davidson County, Tennessee, being a horizontal property regime, together with all rights, interests and appurtenances thereto, including but not limited to the undivided interest in the common elements thereof, as set out in the aforesaid Master Deed of record in Book 6472, page 47, in the Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to STM Stratford Place Partners, a Kentucky Partnership, by quitclaim deed from STM Woodfield Partners, of record in Book 6397, page 644, said Register's Office.

This conveyance is subject to:

1. Such matters as may be shown on the Plat of record in Book 6250, page 220, said Register's Office.
2. The Master Deed of record in Book 6472, page 47, said Register's Office, and the By-Laws of The Association of Owners of Stratford Place Residential Condominiums.
3. All conditions, restrictions, limitations, covenants running with the land, and easements of record.
4. Current year real property taxes.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors 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, except as otherwise herein set out.

04/04 265.20- CHECK

3202

And STM Stratford Place Partners does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs, successors 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.

IN WITNESS WHEREOF, the undersigned STM Stratford Place Partners has hereunto subscribed its name on this 28 day of March, 1985.

STM STRATFORD PLACE PARTNERS, a Kentucky Partnership

BY: Jerry T. Gardner

Title: Partner

STATE OF Tennessee )
COUNTY OF Davidson )

The actual consideration or value, whichever is greater, for this transfer is $ 99,500 . This is equal to or greater than the property would bring at a fair and voluntary sale.

W. P. Kneece Jr.
Affiant

Subscribed and sworn to before me, this 28 day of March, 1985.

Janice M. Jackson
NOTARY PUBLIC
My Commission Expires: 10/3/87

PELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN
APR 4 11 49 AM 85

IDENTIF. REFERENCE

I: 9 4: 3: 3: 9

STATE OF Tennessee )
COUNTY OF Williamson )

Before me, the undersigned a Notary Public in and for said County and State, personally appeared Jerry T. Gardner with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged himself to be a partner of STM STRATFORD PLACE PARTNERS, the within named bargainor, a partnership, and that he as such partner, executed the foregoing instrument for the purposes therein contained by signing the name of the partnership by himself as partner.

WITNESS my hand and official seal at Brentwood, Tennessee, this 28th day of March, 1985.

Janice M. Jackson
NOTARY PUBLIC

My Commission Expires: 10/3/87

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

RECEIVED OF _____

FOR _____

BOOK 6526 PAGE 859

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | | $ |

99500.00- CAMT.
258.70 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 265.20-
5202A04/04/86 BAL .00

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

I-9 4 3 3 9

IDENTIF. REFERENCE

APR 4 11 48 AM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 122220