WARRANTY DEED

Filed 41

FROM: Edwin B. Raskin, Trustee

TO: James H. Varney, Jr.

This instrument was prepared by:
Warren H. Wild, Jr.
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

BOOK 6559 PAGE 138

Address New Owner(s) as Follows: James H. Varney, Jr.
1501 12th Avenue, So
Nashville, Tennessee
37203

Send Tax Bills To: Same

Map-Parcel Numbers
103-16C-108

Field Book Numbers
7DA-79507

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Seventy-Five Thousand and No/100 Dollars ($75,000.00).

Betty J. Clark
Affiant

SUBSCRIBED AND SWORN TO before me, this the 14th day of May, 1985.

Susan F. Dorrier
Notary Public

My Commission Expires: 7/17/88

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Edwin B. Raskin, Trustee, Grantor has bargained and sold, and by these presents does transfer and convey unto the said James H. Varney, Jr., Grantee, his heirs, successors, and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> A certain condominium apartment in Davidson County, Tennessee, being Unit No. 108 on the plan of Wellington Arms, a condominium development of record in Book 5200, page 316, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.
>
> Being part of the same property conveyed to Edwin B. Raskin, Trustee, by deed from CRC Equities, Inc., a Tennessee corporation of record in Book 5972, page 82, Register's Office for Davidson County, Tennessee.
>
> This conveyance is expressly made subject to the lien for 1985 taxes which have been prorated and will be paid by Grantee; the May homeowner's assessment which has been prorated and will be paid by Grantee;

all matters shown in the plan of record in Book 5200, page 316, Register's Office for Davidson County, Tennessee; the Master Deed and By-Laws for Wellington Arms Condominium of record in Book 5721, page 241 and Book 5721, page 288, as amended by Instrument of Correction in Book 5740, page 897, said Register's Office, including, without limitation, all easements, rights and interests in favor of other unit owners, conditions, covenants, restrictions, options, burdens and other undertakings contained in said documents.

This is improved property, known as 4225 Harding Road # 108, Nashville, Tennessee 37205.

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, his heirs, successors, and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered and unrestricted except as to those matters set forth above to which this conveyance is expressly made subject.

And Grantor does further covenant and bind Grantee, his heirs, successors, and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs, successors, and assigns against the lawful claims of all persons whomsoever and unrestricted except as to those matters set forth above to which this conveyance is expressly made subject.

Witness my hand this 14th day of May, 1985.

EDWIN B. RASKIN, Trustee

20 5.5 4.1
IDENTIF. REFERENCE
MAY 16 4 08 PM 1985
REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Sherry Lynn Stargill, a Notary Public of said County and State, EDWIN B. RASKIN, TRUSTEE, 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 and official seal at Nashville, Tennessee, this 14th day of May, 1985.

Sherry Lynn Stargill
Notary Public

My Commission Expires: My Commission Expires April 20, 1986

NOTARY PUBLIC AT LARGE

WHW/4-24-85

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

RECEIVED OF _____ BOOK 6559 PAGE 140

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

75000.00- CAMT.
195.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 201.50-
8959A05/16/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J0554 1

IDENTIF. REFERENCE

MAY 16 4 08 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 135619