File Box 43

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00

Robert D. Short, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF June, 1985

Notary Public

MY COMMISSION EXPIRES 4/20/86
(AFFIX SEAL)

BOOK 6574 PAGE 727

THIS INSTRUMENT WAS PREPARED BY
LAWYER'S ESCROW SERVICE, INC. ONE UNION STREET, CORNER OF FIRST AND UNION, NASHVILLE, TN. 37201
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS | SEND TAX BILLS TO | MAP - PARCEL NUMBERS |
|---|---|---|
| Robert D. Short, Jr. et ux | SAME | 7DA-5433 |
| (NAME) | (NAME) | |
| 621 Woodleigh Drive | | 117-01-A-010 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, TN 37215 | | |
| (CITY) (STATE) (P.O. ZIP) | (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, PEGGY K. ADAMS and husband, ALFRED T. ADAMS, JR.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROBERT D. SHORT, JR. and wife, MARTHA B. SHORT

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 : BEING Lot No. 5B on the Plan of Bowling Square, of record in Book 4660, Page 44, as revised in Book 5200, Page 214, Register's Office of Davidson County, Tennessee, and more particularly described as follows:

BEGINNING at an iron pin at the southeasterly corner of Lot No. 5B and the southwesterly corner of Lot No. 7, thence, South 87° 51' 30" West 40.6 feet to a concrete monument, thence, South 84° 15' West 23.0 feet to an iron pin, thence North 5° 43' West 98.4 feet to a point at the southwest corner of Lot No. 5A, thence along the line between Lots Nos. 5A and 5B, North 84° 28' East 34.5 feet more or less to a point in the line between said lots, thence South 5° 32' East 24.0 feet to a point, thence North 84° 28' East 1.5 feet, thence North 5° 32' West 1.5 feet, thence North 84° 28' East 8 feet, thence South 5° 32' East 1.5 feet, thence North 84° 28' East 17 feet, thence North 5° 32' West 1.1 feet, thence North 84° 28' East 24.5 feet to a point in the line between Lots Nos. 5B and 7, thence along the line between said lots, South 10° 43' West 80.3 feet to the point of beginning, containing 0.18 acres, more or less.

BEING the same property conveyed to Peggy K. Adams by deed from Sample Investment Company, a Tennessee Corporation, of record in Book 5543, Page 959, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. Terms, provisions, covenants, conditions, easements and rights established by and contained in the Master Deed of Bowling Square Homeowners Association Condominium, a Horizontal Property Regime, recorded in Book 4724, Page 753, said Register's Office, and as amended in Book 4932, Page 150, including the plat recorded in Book 4660, Page 44, as revised in Book 5200, Page 214, said Register's Office, and the By-Laws of Bowling Square Homeowners Association, Condominium, recorded in Book 4724, Page 769, et seq., and as amended in Book 4932, Page 164, said Register's Office.

2. 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 proportionate cost whenever it shall be

CONTINUED.....

This is ( ) unimproved (X) improved property, known as 621 Woodleigh Drive (House Number) (Street) Nashville, Tennessee 37215 (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 ti, 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 4th day of June, 1985

x Peggy K. Adams

x Alfred T. Adams, Jr.

Alfred T. Adams, Jr., husband of the above named Peggy K. Adams, joins in this conveyance for the purpose of conveying any and all right and title that he may now, or at any time in the future, have in subject property, especially his marital rights.

3552

STATE OF TENNESSEE
Davidson County

BOOK 6574 PAGE 728

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Peggy K. Adams and husband, Alfred T. Adams, Jr. or proved to me upon the basis of satisfactory evidence the bargainors, 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 4th day of June 19 85

Commission expires 4/20/86

Notary Public

STATE OF TENNESSEE

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____

and _____ (his oath) _____ (himself) _____ with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) as such _____ and _____ (they), 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

WARRANTY DEED

FROM

Peggy K. Adams et vir

Alfred T. Adams, Jr.

TO

Robert D. Short, Jr. et ux

Martha B. Short

Return to:
LAWYER'S ESCROW SERVICE
ONE UNION STREET
CORNER OF FIRST AND UNION
NASHVILLE, TENNESSEE 37201

CONTINUED from Page 1:
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 Master Deed of record in Book 4724, Page 753, and as amended in Book 4932, Page 150, said Register's Office.

3. Rights of adjoining property owners to use in common areas and walls.

J 11051

IDENTIF. REFERENCE

JUN 5 4 09 PM '85

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 6574 PAGE 729

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | | |

325000.00- CAMT.
845.00 CSTAX.
.50 PRFEE
6.00 WDEED
CHECK 851.50-
5052AU6/05/85 BAL .00

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

J.I.0511

IDENTIF. REFERENCE

JUN 5 4 08 PM '85

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

**No. 141555**