2G+

BOOK 6598 PAGE 714

# WARRANTY DEED

FROM: Freeman Webb Developers, Inc., a Tennessee Corporation

TO: Hazel S. Brown

| Address New Owner(s) as follows: | Send Tax Bills to: | Map-Parcel |
|---|---|---|
| Hazel S. Brown<br>5039 Cherrywood Drive<br>Nashville, TN 37211 | Metropolitan Federal Savings & Loan Assn.<br>P. O. Box 110250<br>Nashville, TN 37211 | MAP 147-3-B<br>PARCEL 48 |

This instrument prepared by: DEARBORN & EWING, Attorneys, Suite 1200, One Commerce Place, Nashville, Tennessee 37239

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater for this transfer is $39,800.00.

Hazel S. Brown
AFFIANT

Subscribed and sworn to before me, this the 26 day of June, 1985.

Carol A. Wilson
NOTARY PUBLIC

My Commission Expires: 3-8-89

CAROL A. WILSON NOTARY PUBLIC AT LARGE TENNESSEE

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) the receipt of which is hereby acknowledged, Freeman Webb Developers, Inc., a Tennessee corporation, hereinafter called "Grantor," has this day bargained and sold, and does hereby transfer and convey unto Hazel S. Brown, an unmarried person

hereinafter called "Grantee", (whether one or more persons or entities) Grantee's heirs, personal representatives, successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Unit No. E-13, of Southern Hills Condominium created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6594, page 502, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Southern Hills Condominium as set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of such Unit.

Being part of the same property conveyed to Freeman Webb Developers, Inc., a Tennessee corporation, by deed of record in Book 6572, page 963, Register's Office for Davidson County, Tennessee.

This is improved property known as Unit E-13, Southern Hills Condominium, 370 Wallace Road, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, Grantee's heirs, personal representatives, successors and assigns, forever. Grantor covenants 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 those exceptions listed in the schedule of exceptions to coverage in the title insurance policy furnished Grantee by Grantor insuring Grantee's interest in the above described property. The schedule of exceptions to such title insurance policy is by reference incorporated herein.

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said real estate to said Grantee, Grantee's heirs, personal representatives, successors and assigns, against the lawful claims of all persons.

Grantee, by acceptance of this deed, hereby joins in and accepts, and agrees to be bound by the foregoing instruments creating Southern Hills Condominium and Southern Hills Condominium Association, Inc. Grantee further agrees hereby to pay all assessments, whether special or general, which are levied by Southern Hills Condominium Association, Inc. in connection with Southern Hills Condominium. Grantee specifically consents to the terms and conditions of Paragraph 8 of the Master Deed providing for the retention of a lien in favor of the Association to secure payment of all assessments and a power of sale to enforce the assessment lien.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 26 day of June, 1985, as of June 30, 1985.

FREEMAN WEBB DEVELOPERS, INC.,
a Tennessee corporation

BY: Brenda S Freeman

TITLE: Asst. Sec.

"GRANTOR"

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Brenda S Freeman, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged herself to be Assistant Secretary of Freeman Webb Developers, Inc., the within named bargainor, a Tennessee corporation, and that he as such Assistant Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by herself as Assistant Secretary.

Witness my hand and seal, in Nashville, Tennessee, this the 26 day of June, 1985.

Carol A. Wilson
NOTARY PUBLIC

My Commission Expires: 3-8-89

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IDENTIF. REFERENCE

JUL 3 2 59 PM '85
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

CAROL A. WILSON
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

# 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 | 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 |
|---|---|---|---|---|
| | | | 39800.00- CONT. | |
| | | | 103.43 CSTAX | |
| | | | .50 PRFEE | |
| | | | 6.00 MOREC | |
| | | | CHECK | 109.93- |
| 4682A07/03/65 | | | BAL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J I 8 3 1 1

IDENTIF. REFERENCE

JUL 3 2 55 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 150962