#24-0029133

File 12

FORM NO. WD-1

BOOK 6628 PAGE 209

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 42,750.00

Carol Barclay
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF August, 19 85.

William D. Gill
Notary Public

MY COMMISSION EXPIRES: 11-21-88

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
DAVID M. EMERSON, 230 4th Ave. North Nashville, Tn.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Judith F. Caruthers (NAME)	Metropolitan Federal Sav. & Loan Assn (NAME)	119-14-A
Unit #A-13, Kingswood Condo.	230 4th Ave. North (STREET ADDRESS)	13
2929 Selena Dr. (STREET ADDRESS OR ROUTE NUMBER)		
Nashville, Tn. 37211 (CITY) (STATE) (P. O. ZIP)	Nashville, Tn. 37219 (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~~ I, David M. Emerson, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Judith F. Caruthers, unmarried

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 Unit No. 13 on the Site Plan of Kingswood Condominiums, of record in Book 5200, page 520, 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 "C" of the Master Deed as amended, establishing Kingswood Condominiums, of record in Book 6058, page 320, said Register's Office.

Being the same property conveyed to David M. Emerson by deed from Home Service Corporation of record in Book 6087, page 586, Register's Office for said County.

This conveyance is subject to terms, provisions, conditions, easements, and rights established by and contained in the Master Deed and Bylaws for Kingswood, as amended, recorded in Book 6058, page 320, said Register's Office, including the Plat recorded in Book 5200, page 520, said Register's Office. This conveyance is also subject to restrictive covenants of record in Book 919, page 393, Book 928, page 752, amended in Book 1001, page 539, Book 946, page 252, Book 919, page 628, Book 1579, page 387, Book 1581, page 55, Register's Office for Davidson County, Tennessee.

This is improved (X) unimproved ( ) property, known as Unit A-13, 2929 Selena Drive NAshville, Tn. 37211
(House Number) (Street) (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 it, 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 my hand this 8th day of August, 19 85

X David M Emerson
David M. Emerson

STATE OF TENNESSEE }
Davidson County }

BOOK 6628 PAGE 210

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David M. Emerson

the 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 and official seal at Nashville, Tennessee, this 8th day of August, 19 85 .

Commission Expires 11-01-87

Wanda Tutt Notary Public

STATE OF TENNESSEE }
Davidson County }

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

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the of the a corporation, and that he as such , executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as .

Witness my hand and official seal at , , this day of , 19 .

Commission Expires Notary Public

WARRANTY DEED

FROM

TO

27900

IDENTIFICATION REFERENCE

Aug 12 11 57 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT

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

RECEIVED OF _____ BOOK 5628 PAGE 211

FOR _____

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

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

MISC -MISCELLANEOUS
COTX -STATE TAX CONVEY
MOTX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			42750.00- CONT.	
			111.02 COTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 117.52-	
6600A08/12/85			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

27900

IDENTIFICATION REFERENCE

AUG 12 11 57 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 162579