BOOK 6649 PAGE 557

Owner and
SEND TAX STATEMENTS TO:

J.J.R.A.M.C. INC.

212 Raintree Drive

Hermitage, TN 37076

Mail

ATTENTION: MARIO PANTOGA

This Instrument Prepared By:

Stanley L. Holtman, Attorney
108 4th Ave. South
Franklin, TN 37064

MAP & PARCEL 86-11A-75

Field Book No. 40-89112

WARRANTY DEED

FOR AN IN CONSIDERATION of the sum of SIXTY FOUR THOUSAND DOLLARS ($64,000.00), cash in hand paid, the receipt of which is hereby acknowledged, WILLIAMSON COUNTY BANK, has this day bargained and sold and does hereby transfer and convey unto J.J.R.A.M.C. Inc., its successors and assigns, the following described real estate lying and being located in Davidson County, Tennessee, and being more particularly described as follows:

A certain condominium apartment in Davidson County, Tennessee, described as follows:

UNIT No. 5, Building N. 14, Raintree Village (a Condominium), as shown on the Revised Plat of Hermitage Woods Condominium Apartments, Phase 11 and 11-A, of record in Book 4860, pages 62, 63, and 64, Register's Office for said County, to which plat reference is hereby made. Garage N. 14-5, is a limited common element for the exclusive use of the occupant of said unit.

And being the same property conveyed to Williamson County Bank by Substitute Trustees Deed of Julian L. Bibb, Substitute Trustee of record in Book 6572, page 367, R.O.D.C., Tennessee.

TO HAVE AND TO HOLD the said lands with the improvements and appurtenances thereunto belonging to the said J.J.R.A.M.C. INC., its successors and assigns forever.

AND SELLER CONVENANTS with the said J.J.R.A.M.C., INC., that it is lawfully seized of said land have a good right to convey it and that it is unencumbered except as follows:

(1) Metro Taxes for the year 1985 which are a lien against the property but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument with the Seller paying its prorata share to the Purchaser who will be responsible for the payment of said taxes.

(2) Declaration of covenants and restriction of record in Book 4743, page 258, and Book 4753, page 110, R.O.D.C. Tennessee.

(3) Charter of Hermitage Woods Community Services Association of record in Book 4753, page 101, R.O.D.C., Tennessee.

(4) Tennessee horizontal property act set out in TCA64-2701 et seq.

(5) Master Deed for Raintree Village of record in Book 4753, page 140, Book 4980, page 378, Book 5165, page 781, Book 5172, page 77, Book 5546, page 493, R.O.D.C., Tennessee.

(6) By laws of Raintree Village of record in Book 4753, page 153, Book 5122, page 878, R.O.D.C., Tennessee.

(7) Any disclosures which the revised plan of Hermitage Woods Condominium Apartments Phase 11 and 11A of record in Book 4860, page 62, R.O.D.C., Tennessee, might indicate.

(8) Rights of others in and to the common area.

AND SELLER FURTHER COVENANTS and binds itself, its successors and representatives to warrant and forever defend the title to said land to the said J.J.R.A.M.C. INC., its successors and assigns against the lawful claims of all persons whomsoever.

The Williamson County Bank has executed this deed by its duly authorized officers on this the 4th day of September, 1985.

Williamson County Bank

BY _____
TITLE

BY _____
TITLE Exec. Vice Pres

34434

IDENTIFICATION REFERENCE

SEP 6 | 12 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared George E. Bivins, Jr. and John T. Flaugher, with whom I am personally acquainted and who upon their oath acknowledged themselves to be the Chairman and Executive Vice President of Williamson County Bank, a corporation, and that they as such Chairman and Executive Vice President so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by themselves by George E. Bivins, Jr. and John T. Flaugher.

WITNESS my hand and official seal at Franklin, Tennessee, on this the 4th day of September, 1985.

(SEAL)

NOTARY PUBLIC

My Commission Expires: 9-24-88

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater for this transfer is $64,000.00.

Sworn to and subscribed before me on this the 4th day of September, 1985.

(SEAL)

NOTARY PUBLIC

My Commission Expires: 9-24-88

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6649 PAGE 560

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

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

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			64000.00- CAMT.	
			166.40 CSTAX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	175.90-
			4489A09/06/85 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

34434

IDENTIFICATION REFERENCE

SEP 6 | 12 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 170282