File #4247

File Box 38

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4391 Hillsboro Rd., Suite 110
Nashville, TN 37215

BOOK 6684 PAGE 370

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
~~JEAN F. MINATRA~~ (NAME)	~~NEW OWNER~~ (NAME)	~~Map 131-3-G~~
~~115 Westover Park Court~~ (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	~~Parcel 8~~
~~Nashville, Tennessee~~ (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	~~F.B. #16DA-40233~~

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, DOMINION PROPERTIES

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JEAN F. MINATRA

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Unit No. H together with an undivided one-twelfth (1/12th) interest in the common elements of Westover Plantation Condominium, a horizontal property regime established by Master Deed, of record in Book 6380, page 833, amended in Book 6549, page 344, Register's Office for Davidson County, Tennessee said unit being depicted on the condominium site Plan attached as Exhibit "D" to the aforementioned Master Deed and being located on Lot No. 4 on the Plan of Westover Plantation as of record in Plat Book 6250, page 122, Register's Office for said County, to which plan reference is made for a more complete description.

Being part of the same property conveyed to Dominion Properties, a Tennessee general partnership by deed from Frances Irene Acuff of record in Book 6282, page 293, and by quitclaim deed from VBF Associates, a partnership, of record in Book 6380, page 831, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to (1) Covenants, conditions, restrictions and agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed for Westover Plantation Condominium of record in Book 6390, page 833, amended in Book 6549, page 344, Register's Office for Davidson County, Tennessee; (2) Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 4113, page 565, Register's Office for Davidson County, Tennessee; and (3) All matters appearing on the Plan of Westover Plantation of record in Book 6250, page 122, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (XX) property, known as 115 Westover Park Court, Nashville, Tennessee

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 11th day of October, 1985.

DOMINION PROPERTIES
By: N. Mitchell Barnett, partner
N. MITCHELL BARNETT, Partner

STATE OF TENNESSEE

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COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

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

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared N. MITCHELL BARNETT with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged him self to be a Partner of the Dominion Properties partnership, the within named bargainor, a ~~corporation~~, and that as such Partner, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the ~~corporation~~ partnership by the said N. MITCHELL BARNETT as such Partner.

Witness my hand and official seal, at Nashville, Tennessee this 11th day of October, 19 85.

_____ Notary Public

Commission expires 1/10/89

45026

IDENTIFICATION REFERENCE

Oct 16 4 13 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 121,972.00

Jean F. Minatra
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF October, 19 85.

MY COMMISSION EXPIRES: 1/10/89 (AFFIX SEAL)

_____ Notary Public

WARRANTY DEED

FROM

DOMINION PROPERTIES

TO

JEAN F. MINATRA

PLEASE RETURN TO:

First Title & Escrow Company, Inc.
P.O. Box 926
Suite 11C The Paddock
229 Ward Circle
BRENTWOOD, TENNESSEE 37027-0926

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
			121972.00- CAPT	
			317.20 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	323.70-
7178A	10/16/85		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

45026

IDENTIFICATION REFERENCE

Oct 16 4 13 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 182643