#4418

# WARRANTY DEED

*THIS INSTRUMENT PREPARED BY*

George E. Mudter, Jr., Atty.
4301 Hillsboro Rd., Suite 221
Nashville, TN 37215

BOOK 6766 PAGE 960

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| WILLIAM S. LAINHART (NAME) | New Owner (NAME) | Part of Map 131-3 |
| 108 Jamestown Green Court, #3B (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | Parcel 254 |
| Nashville, Tennessee 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, JAMES TOWN GREEN ASSOCIATES, a joint venture

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WILLIAM S. LAINHART and wife, CATHERINE B. LAINHART

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 B, together with the appurtenant interest in the common elements of Jamestown Green Condominiums, a horizontal property regime established by Master Deed, of record in Book 6562, page 901, 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 upon Lot No. 3 on the Plan of Jamestown Green of record in Plat Book 6250, page 497, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to James Town Green Associates by deed from Lois A. Ezell, unmarried, of record in Book 6330, Page 96, re-recorded in Book 6340, page 527, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in Master Deed and By-Laws for Jamestown Green Condominiums of record in Book 6562, page 901, said Register's Office.

7.0 4 3 5

IDENTIFICATION REFERENCE

JAN 22 8 27 AM '86

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

*unimproved ( )
This is improved (XX) property, known as 108 Jamestown Green Court, #3B, Nashville, Tennessee 37215

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 13th day of January, 19 86

JAMES TOWN GREEN ASSOCIATES
By: R. Mitchell Carroll

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STATE OF TENNESSEE
COUNTY OF Davidson

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 he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 13th day of January, 19 86.

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 venturer of the JAMES TOWN GREEN ASSOCIATES joint venture, the within named bargainor, a ~~corporation~~, and that as such venturer joint venture being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the ~~corporation~~ by the said N. Mitchell Barnett as such venturer

Witness my hand and official seal, at Nashville, Tennessee this 13th day of January, 19 86.

_____ Notary Public

Commission expires 1/10/89

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 124,900.00

Catherine B. Lainhart
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF January, 19 86.

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

_____ Notary Public

772 WARRANTY DEED

FROM JAMES TOWN GREEN ASSOCIATES, a joint venture

TO WILLIAM S. LAINHART and wife, CATHERINE B. LAINHART

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

124900.00- CAPT.
324.74 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 331.24-
7772A01/22/86 BAL .00

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

70435

IDENTIFICATION REFERENCE

JAN 22 8 27 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 212481