New Owner +

Send Tax Statements To:
W. C. Adams
3403 Wimbledon Road
Nashville, Tennessee 37215

Prepared By:
Young & Woodard
408 Main Street
Franklin, TN 37064

Map 7DA Parcel 76219

WARRANTY DEED BOOK 6797 PAGE 113

FOR AND IN CONSIDERATION of the sum of Seventy Nine Thousand ($79,000.00) Dollars, cash in hand paid by the hereinafter named Grantee, the receipt and sufficiency of which is hereby acknowledged, I, MELVYN S. FOSTER , have bargained and sold, and by these presents do hereby transfer and convey, unto W. C. ADAMS and wife, ANN S. ADAMS, the Grantees, their heirs and assigns, the following described land in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Georgetown Apartments, a condominium as of record in Book 5200, Page 4, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Melvyn S. Foster by deed from James R. Crawford and wife, Camille C. Crawford of record in Deed Book 6694, Page 957, Register's Office of Davidson County, Tennessee.

The above described property has an address of 5025 Hillsboro Road, Unit 3-C, Nashville Tennessee 37215.

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 I DO COVENANT with the said Grantees, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered except as follows:

1) Subject to 1986 taxes which are a lien upon the property, but are not yet due and payable.

2) Subject to the plan of record in Book 5200, Page 4, said Register's Office, shows an Owner's Certificate, and certain easements and setback lines.

3) The premises herein is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 64-2701 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of ther unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Georgetown Apartments, as of record in Book 5211, Page 325, By-Laws of record in Book 5211, Page 345, as amended in Book 5616, Page 133, and Book 6079, Page 516, said Register's Office.

AND I DO FURTHER covenant and bind myself, my 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.

WITNESS our hands this 7th day of 28, 1986 1986.

Melvyn S. Foster

MELVYN S. FOSTER

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

BOOK 6797 PAGE 115

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MELVYN S. FOSTER, the Bargainor, with whom I am personally acquainted and whose identity was 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 Franklin, Tennessee, this 28th day of February, 1986.

Sandy E. Sullivan
NOTARY PUBLIC

My Commission Expires:

11-9-88

NOTARY PUBLIC AT LARGE

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STATE OF TENNESSEE

COUNTY OF WILLIAMSON

The actual consideration for this transfer or value of property transferred is $79,000.00. This is equal to or greater than the property transferred would bring at a fair and voluntary sale.

M. S. Adams
AFFIANT

Sworn to and subscribed before me this 28th day of February, 1986.

Sandy E. Sullivan
NOTARY PUBLIC

My Commission Expires:

11-9-88

NOTARY PUBLIC AT LARGE

MAIL EXP

IDENTIFICATION REFERENCE

8055.4

MAR 5 10 55 AM '86

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 6797 PAGE 116

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

78000.00- CAMT.
205.40 CSTAX
.60 PRFEE
9.00 WDEED
CHECK 214.50-
0083A03/05/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

80554

IDENTIFICATION REFERENCE

MAR 5 10 55 AM '86

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

No. 224483