Box 12
21089 4201

This Instrument Prepared By:
WADDEY & JENNINGS
St. Cloud Corner
500 Church Street
Nashville, Tennessee 37219

**WARRANTY DEED**

| Address New Owners: | Send Tax Bills to: | Tax Map & Parcel No.: |
|---|---|---|
| David A. Palmer<br>1301 Neely's Bend Rd.<br>Unit A-10<br>Madison, TN 37115 | Metropolitan Federal<br>Savings & Loan Assn.<br>230 4th Avenue North<br>Nashville, TN 37219 | 52-16-A<br>10<br>11D 92359 BOOK 6798 PAGE 715 |

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid by David A. Palmer, a single man ("Grantee") to Wesley R. Howe and wife, Gwendolyn S. Howe ("Grantors"), the receipt of which is hereby acknowledged, and other good and valuable consideration, Grantors have this day bargained and sold and do hereby transfer and convey unto the said Grantee, his heirs, personal representatives and assigns, a one-half undivided interest in certain improved real estate located in Davidson County, Tennessee described as follows:

> Land in Davidson County, Tennessee described as follows: Apartment Unit No. A-10, of Neely's Bend Condominium created under Title 64, Sections 2701 et seq. as amended in Book 5483, page 86, 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 A-1 of said Master Deed. Reference is hereby made to the plat of Neely's Bend Condominium of record in Book 5200, page 200, said Register's Office, for a more complete identification and description of such Unit.
>
> Being the same property conveyed to R. Norris Parks and James K. Thomas, as tenants in common, by deed from Connie L. Cook, unmarried, of record in Book 5667, Page 924, Register's Office for Davidson County, Tennessee. James K. Thomas and wife, Martha Thomas, subsequently quitclaimed their interest in the subject property to Wesley R. Howe and wife, Gwyendolyn S. Howe, by deed of record in Book 5707, Page 800, said Register's Office. Gwyendolyn S. Howe and Gwendolyn S. Howe are one and the same person.

TO HAVE AND TO HOLD said real property, with the appurtenances, estate, title, and interest thereunto belonging or in any way appertaining, unto the said Grantee, his heirs, personal representatives, and assigns, in fee simple forever. Grantors covenant that they are lawfully seized and possessed of a one-half undivided interest in said real property in fee simple, and have a good right to convey it, and that the one-half undivided interest in said property is unencumbered, except for the following:

1. All terms and provisions of the Master Deed of record in Book 5483, page 86, said Register's Office.

2. All terms and provisions of the Charter of Neely's Bend Condominium Association, Inc., of record in the Office of the Secretary of State of Tennessee under Document No. 00090 01074, and of record in Book 5476, page 765, said Register's Office, and the By-Laws and Rules and Regulations of said corporation.

3. Easements and restrictions as shown on the Plat of Neely's Bend Condominium of record in Book 5200, page 200, said Register's Office.

4. State and county real property taxes for the year 1986, which have been pro-rated as of this date.

Grantors further covenant and bind themselves and their heirs, personal representatives, and assigns, to warrant and forever defend the title to said real property to said Grantee, his heirs, personal representatives, and assigns, against the lawful claims of all persons.

This is improved property known as Unit A-10, 1301 Neely's Bend Road, Madison, Tennessee 37115.

IN WITNESS WHEREOF, the Grantors have executed this instrument on this the 25 day of FEB, 1986.

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Wesley R. Howe

Gwendolyn S. Howe

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared Wesley R. Howe and wife, Gwendolyn S. Howe, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 28th day of February, 1986.

8113 8
IDENTIFICATION REFERENCE
MAR 6 3 07 PM '86
FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

Notary Public

My Commission Expires: 7-24-87

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $18,250.00.

Affiant

Subscribed and sworn to before me, this 28th day of February, 1986.

Notary Public

My Commission Expires: 7-24-87

**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 |
|---|---|---|---|---|

18250.00- CAMT.
47.32 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 53.82-
0734A03/06/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8 1 1 3 8

IDENTIFICATION REFERENCE

MAR 6 3 07 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 225120