#4957 File Box 38

# WARRANTY DEED

BOOK 6896 PAGE 566

*THIS INSTRUMENT PREPARED BY*
George E. Mudler, Jr. Atty.
4301 Hillsboro Rd.
Nashville, Tennessee 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| RICHARD C. BYRNE (NAME) | ZEITLIN FINANCIAL SERVICES, INC. (NAME) | Map 117-3-C |
| 111 Hillsboro Place (STREET ADDRESS OR ROUTE NUMBER) | 4301 Hillsboro Road, Suite 200 (STREET ADDRESS) | Parcel 111 |
| Nashville, Tennessee 37215 (CITY) (STATE) (P. O. ZIP) | Nashville, Tennessee 37215 (CITY) (STATE) (ZIP) | F.B.#7DA-91021 |

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, SARAH T. JONES HARBISON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RICHARD C. BYRNE, Unmarried

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. 111 on the Plan of Hillsboro Place Condominiums as of record in Plat Book 5200, page 725, amended in Book 5200, page 757-758, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Sarah T. Jones (Sarah T. Jones also known as Sarah Ingles Jones) by deed from Hillsboro Place Corp., a Tennessee Corporation of record in Book 6333, page 429, said Register's Office.

This conveyance is made subject to: (1) 1986 Taxes, which have been prorated and assumed by the Grantee; (2) By-Laws of Hillsboro Place of record in Book 6244, page 405; (3) Charter of Incorporation of record in Book 6265, page 260; (4) Covenants, Conditions, Restrictions and Agreements of record in Book 6244, page 394, amended in Book 6285, page 209; (5) Easements of record in Book 3965, page 909 and Book 4158, page 34; (6) Easement of record in Book 5870, page 33; (7) Easement of record in Book 3531, page 592; (8) Easement of record in Book 4240, page 209 and Book 5221, page 681; (9) Easement of record in Book 4633, page 468 and Book 4653, page 915; (10) Storm Water Detention Agreement of record in Book 6128, page 852; and (11) All matters appearing on the Plan of record in Plat Book 5200, page 725, amended in Book 5200, page 757-758, Register's Office for Davidson County, Tennessee.

STEVE HARBISON, spouse of SARAH T. JONES HARBISON, joins in the execution of this instrument for the purpose of conveying any interest he may have in the subject property by virtue of his marriage to the said SARAH T. JONES HARBISON.

13862

IDENTIFICATION REFERENCE

JUN 25 8 24 AM '86

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (XX) property, known as 111 Hillsboro Place, 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 20th day of June, 19 86

Sarah T. Jones Harbison
SARAH T. JONES HARBISON

Steve Harbison by Sarah T. Jones Harbison
STEVE HARBISON by Sarah T. Jones Harbison, Attorney-in-Fact for the said Steve Harbison, by Power of Attorney recorded simultaneously herewith

BOOK 6896 PAGE 567

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

Witness my hand and official seal at Nashville, Tennessee, this 21 day of June, 1986.

My commission expires 6-11-90 Notary Public Billy G McClaining
commission expires
6-11-90

STATE OF TENNESSEE
COUNTY OF

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

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

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

On this 21 day of June, 1986 before me personally appeared SARAH T. JONES HARBISON, to me known, or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument in behalf of STEVE HARBISON, and acknowledged that she executed the same as the free act and deed of the said STEVE HARBISON.

Witness my hand and seal, at office in Nashville, Tennessee, this 21 day of June, 1986.

Billy G. McClaining
Notary Public

My Commission Expires:
6-11-90

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 93,000.00

Richard C. Byrne
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF June, 19 86.

MY COMMISSION EXPIRES: 11/6/88 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM SARAH T. JONES HARBISON

TO RICHARD C. BYRNE

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 _____

BOOK 6896 PAGE 568

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

93000.00- CAMT.
241.80 CSTAX
.50 PRFE
6.00 WDE D
CHECK 248.30-
9445A06/25/86 B4L .00

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

I 3862

IDENTIF. REFERENCE

JUN 25 8 24 AM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

**No.** 262940