File #5135

File Box 38

BOOK 6979 PAGE 725

JSTBK01014 08/29/86jb
THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (JST)
2700 First American Center
Nashville, Tennessee 37238

# GENERAL WARRANTY DEED

| Address New Owner(s) | Send Tax Bills To | Map-Parcel Number(s) |
|---|---|---|
| Dr. Kenneth L. Sears<br>Unit No. 205,<br>The Westbury Condominiums:<br>3737 West End Avenue<br>Nashville, Tennessee<br>37205 | Same | Part of<br>Map 104-9<br>Parcel 174<br>Field Book #26W-5730 |

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, 3737 WEST END DEVELOPERS, a Tennessee joint venture composed of Mark McDonald, Steve G. Fridrich and John T. Rochford, III ("Grantor") has bargained and sold, and by these presents does transfer and convey unto DR. KENNETH L. SEARS, unmarried (collectively "Grantees"), their heirs and assigns, a certain tract or parcel of real property in Davidson County, Tennessee, more particularly described as follows:

BEING Unit No. 205 of The Westbury Condominiums, a horizontal property regime established pursuant to the provisions of the Tennessee Horizontal Property Act (Tennessee Code Annotated Sections 66-27-101 through 66-27-123; herein referred to as the "Act") and the provisions of the Master Deed for The Westbury Condominiums of record in Book 6819, page 210, Register's Office for Davidson County, Tennessee, including without limitation the by-laws appended thereto of record in Book 6819, page 239, said Register's Office, as amended by First Amendment to Master Deed of record in Book 6886, page 662, and as amended by Second Amendment to Master Deed of record in Book 6958, page 220, said Register's Office (collectively the "Master Deed"), to which Master Deed reference is here made for a more complete and accurate description of said unit;

TOGETHER WITH the undivided percentage interest in the Common Elements (as defined in the Master Deed) appertaining to said unit and all other rights, powers, privileges and interests appertaining to said unit pursuant to the Master Deed;

TOGETHER with Allocated Parking Space No(s). 13 & 14 and Reserved Space No(s). S-2 ,

which are hereby allocated to the aforesaid unit as an inseparable appurtenance thereto as provided in the Master Deed.

This is improved property known as 3737 West End Avenue, Unit No. 205, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD said real property with the appurtenances, hereditaments, estate, title and interest thereto belonging to Grantees, their heirs and assigns, forever.

Said property is conveyed subject to (1) current real property taxes not delinquent, which have been prorated and assumed by Grantees, and (2) the provisions and requirements of the Act and all covenants, conditions, restrictions, easements, options, burdens, liens, assessments, requirements and other provisions of the Master Deed.

Subject to the matters set forth above, Grantor covenants that Grantor is lawfully seized and possessed of said real property in fee simple, has good right to convey it, and that same is unencumbered. Grantor further covenants and binds itself and its successors to warrant and forever defend the title to said real property to Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

Whenever used, the singular shall include the plural and the plural the singular and the use of any gender shall be applicable to all genders.

WITNESS our hands this 12th day of Sept. 1986, the joint venture having caused its name to be signed hereto by its duly authorized joint venturers on said day and date.

3737 WEST END DEVELOPERS,
a Tennessee joint venture

By: _____
Mark McDonald, joint venturer

By: _____
Steve G. Fridrich, joint venturer

By: _____
John T. Rochford, III, joint venturer

Being all of the joint venturers thereof

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Mark McDonald, Steve G. Fridrich and John T. Rochford, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the joint venturers of 3737 WEST END DEVELOPERS, the within named bargainor, a joint venture, and that they as such joint venturers executed the foregoing instrument for the purposes therein contained, by signing the name of the joint venture by themselves as joint venturers.

WITNESS my hand and seal, at office in Nashville, Davidson County, Tennessee, this 12th day of Sept., 1986.

Notary Public

My Commission Expires:

1/16/89

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $211,957.71 .

Affiant

Sworn to and subscribed before me this 12th day of Sept., 1986.

Notary Public

My Commission Expires:

1/16/89

42426

IDENTIFICATION REFERENCE

SEP 16 9 59 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RETURN TO: File BOx 38

#4914 File Box 38

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

RECEIVED OF _____

FOR _____

BOOK 6979 PAGE 728

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | 211957.71 | CAMT. |
| | | | 593.60 | CSTAX |
| | | | .50 | PRFEE |
| | | | 9.00 | WDEED |
| | | | CHECK | 603.10 |
| 240 | A | 09/16/86 | BAL | .00 |

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

4 2 4 2 6

IDENTIF. REFERENCE

Sep 16 9 59 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

**No.** 295206