FILE #5438 FILE BOX 38

# WARRANTY DEED

BOOK 7023 PAGE 501

*THIS INSTRUMENT PREPARED BY*

George E. Mudter, Jr., Atty.
4301 Hillsboro Rd., Suite 110
Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| FRENCH, CLAYTON, JOHNSON & ASSOC. (NAME) | NEW OWNER (NAME) | Map 103-15B |
| 4535 Harding Road, Ste. 110 (STREET ADDRESS OR ROUTE NUMBER) | (No Mortgagee) (STREET ADDRESS) | Parcel 140 CO |
| Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP) | (CITY) (STATE) (ZIP) | F.B. #8DA-61439 |

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, JOANIE L. ABERNATHY, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO FRENCH, CLAYTON, JOHNSON & ASSOCIATES, INC.

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. 140 on the Plan of Lion's Head Condominium Apartments, as of record in Plat Book 5200, page 82, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Joanie L. Abernathy by deed from Wiley T. Abernathy, III of record in Book 7008, page 450, said Register's Office.

This conveyance is made subject to: (1) Restrictions of record in Book 5340, page 70, corrected in Book 5342, page 683; (2) Easements of record in Book 4995, page 32, Book 4889, page 140, Book 3969, page 788, Book 3224, page 527 and Book 3376, page 102; and (3) All matters appearing on the Plan of record in Plat Book 5200, page 82, said Register's Office.

57636

IDENTIFICATION REFERENCE

Oct 29 10 22 AM '86

FELIX Z. WILSON, JR. REGISTER
DAVIDSON COUNTY, TN

This is improved (XX) unimproved ( ) property, known as 4487 Post Place, #140, Nashville, Tennessee 37205

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 28th day of October, 1986

Joanie L. Abernathy
JOANIE L. ABERNATHY

STATE OF TENNESSEE
COUNTY OF Davidson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JOANIE L. ABERNATHY, unmarried

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 28th day of October, 1986

My commission expires 1/10/89 Notary Public _____

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

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 68,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF October, 1986

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

Notary Public

WARRANTY DEED

FROM

JOANIE L. ABERNATHY, unmarried

TO

FRENCH, CLAYTON, JOHNSON & ASSOCIATES, INC.

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

68900.00- CAMT.
192.92 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 199.42-
9650A10/29/86 BAL .00

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

57636

IDENTIFICATION REFERENCE

Oct 29 10 22 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.05774