Mail

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This Instrument Prepared By:
**JOHN T. GWIN, ATTORNEY AT LAW**
Mt. Juliet, TN 37122

**ADDRESS NEW OWNER:**
DONALD W. REDING and wife, ROBIN M. REDING
117 Brooke Castle Drive
Hermitage, Tennessee 37076

**SEND TAX BILLS:**
*To Mortgagee*

**MORTGAGEE:**
Amsouth Mortgage Company, Inc.
P. O. Box 847
Birmingham, Alabama 35201

**MAP AND PARCEL:**
Map 75-08-A
Parcel 22.00
04D-91580

## WARRANTY DEED

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **BOBBY J. KITCHEN, JR. and wife, POLLY S. KITCHEN,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **DONALD W. REDING and wife, ROBIN M. REDING,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain condominium unit in Davidson County, Tennessee, described as follows: Unit No. 117, in a Horizontal Property Regime as shown on the condominium site plan of Brooke Castle Condominiums, as of record in Book 6250, page 627, and amended in Book 6727, page 762, and amended in Book 6680, page 905, and amended in Book 6919, page 571, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Bobby J. Kitchen, Jr., unmarried, by deed from Aubrey H. Johnson, Jr. and wife, Thea Johnson dated April 1, 1986, as of record in Book 6818, page 946, Register's Office for Davidson County, Tennessee. Polly S. Kitchen, wife of Bobby J. Kitchen Jr., joins in this conveyance to transfer all rights she has in the subject property.

This conveyance is made subject to all provisions and requirements of the Tennessee Horizontal Property Act as set out in Section 64-2701 et seq. of the Tennessee Code Annotated and the By-Laws of the administration thereof; all restrictions, easements, etc., rights and interest in favor of other unit owners; options, burdens, assessments and undertakings etc. contained in the Master Deed of record in Book 6519, page 747, said Register's Office.

This is improved property known as 117 Brooke Castle Drive, Hermitage, Tennessee 37076.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including the following: Master Deed in Book 6519, page 747; easements in favor of Cumberland Water Company in Book 4106, page 812 and Book 4106, page 816; and the Plan of record in Book 6250, page 627, amended in Book 6727, page 762, amended in Book 6680, page 905, and amended in Book 6919, page 571.

As a portion of the consideration for this conveyance, Grantees herein assume and promise to pay that certain first mortgage indebtedness of record in Book 6818, page 949, said Register's Office. The escrow account is transferred to Grantees, as is the hazard insurance.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said DONALD W. REDING and wife, ROBIN M. REDING, their heirs and assigns, forever; and Grantors 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 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. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 1st day of November, 1986.

BOBBY J. KITCHEN, JR.

POLLY S. KITCHEN

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named BOBBY J. KITCHEN, JR. and wife, POLLY S. KITCHEN, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Mt. Juliet, Tennessee, this the 1st day of November, 1986.

NOTARY PUBLIC

My Commission Expires: 4-2-89

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $45.366.04.

AFFIANT

Subscribed and sworn to before me
this 1st day of November, 1986.

NOTARY PUBLIC
My Commission Expires: 4-2-89

60524

IDENTIFICATION REFERENCE

Nov 5 3 46 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

45360.04- CAMT.
127.12 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 133.62-
2803A11/05/86 BAL .00

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

60524

IDENTIFICATION REFERENCE

Nov 5 3 46 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 08941