Bk 6

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

BOOK 7033 PAGE 898

ADDRESS NEW OWNER(S) AS FOLLOWS		MAP-PARCEL NUMBERS
Kenneth L. Groomes and wife, Ludine E. Groomes	~~XXXXXXXXXX~~	117-3-B-46
2601 Hillsboro Rd. C-15	MORTGAGEE (NAME) - NONE	7DA-80090
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37212	(STREET ADDRESS)	
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, WE, W. W. Earthman and wife, Frances Earthman and Daniel S. Earthman and wife, Robin Earthman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kenneth L. Groomes and wife, Ludine E. Groomes

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:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

61035

IDENTIFICATION REFERENCE

Nov 6 3 17 PM '86

ELLA L. WILLIAMS REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (X) property, known as 2601 Hillsboro Rd., C-15, Nashville, TN 37212
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their 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 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.

Witness our hand s this 1st day of Nov., 19 86

W. W. Earthman
W. W. Earthman

Frances Earthman
Frances Earthman

Daniel S. Earthman
Daniel S. Earthman

Robin Earthman
Robin Earthman

Form 3

BOOK 7033 PAGE 899

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 W. W. Earthman and wife, Frances Earthman the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 4th day of Nov., 1986

Commission Expires: 9/11/90

B B Trabue Weday Jr
Notary Public

STATE OF)
COUNTY OF)

Before me, , a Notary Public within and for the State and County aforesaid, personally appeared and , with whom I am personally acquainted and who upon this oath, their several oaths) acknowledged (himself, themselves) to be the and respectively of the the within named bargainor, a corporation, and that (he, they) as such and , 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 , and attesting the same by the said as such

WITNESS my hand and official seal at office at on this day of , 19

My Commission Expires:

Notary Public

WARRANTY DEED

FROM

W. W. Earthman and wife Frances Earthman and Daniel S. Earthman and wife, Robin Earthman

TO

Kenneth L. Groomes and wife Ludine E. Groomes

RETURN TO:

Dearborn & Ewing
ATTORNEYS
NASHVILLE, TENN.

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 Daniel S. Earthman and wife, Robin Earthman the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 4th day of November, 1986.

MY COMMISSION EXPIRED: 9/11/90

B B Trabue Weday Jr
Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $ 38,500.00

Kenneth L Groomes and Wife Ludine E. Groomes

THOMAS L. WATSON NOTARY PUBLIC DAVIDSON CO.

Subscribed and sworn to before me this 4th day of Nov., 1986

My Commission Expires: 7-17-88

Thomas L Watson
Notary Public

EXHIBIT A

A certain condominium apartment in Davidson County, Tennessee, being Unit No. C-15, Parcel No. 46, of the Villager Condominiums, as of record in Book 5200, page 154, re-recorded in Book 5200, page 201, said Register's Office, to which reference is hereby made for a more complete and accurate description of said unit.

Being the same property conveyed to W. W. Earthman and Daniel S. Earthman by Warranty Deed from Werner W. Zepernick and wife, Clara F. Zepernick, of record in Book 5662, page 119, Register's Office for Davidson County, Tennessee.

The above described property is conveyed subject to the following exceptions:

1. 1986 Metropolitan Government taxes.

2. Subject to the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 64-2701 et. seq. of the Tennessee Code Annotated, as amended and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereon; and also including without limitation all conditions, covenants, restrictions, options, burdens, liens, assessments, and other undertakings contained in the Master Deed Establishing a Horizonal Property Regime of the Villager Condominium, as of record in Book 5434, page 665, and by deed of correction of record in Book 5487, page 967, said Register's Office, and the By-Laws appended thereto of record in Book 5434, page 708, said Register's Office.

3. The Plan of record in Book 5200, page 201, said Register's Office, shows an Owner's Certificate, certain easements and setback lines to which plan reference is hereby made.

4. Easement for right of way granted to the State of Tennessee of record in Book 4808, page 424, said Register's Office.

5. Subject to liens for unpaid assessments and/or special assessment.

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

RECEIVED OF _____

FOR _____

BOOK 7033 PAGE 901

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

385[illegible].00- CAPIT.
107.80 CSTAX
.50 PRFE'
9.00 WDE' D
CHECK 117.30-
345GA1'/26/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

61035

IDENTIFICATION REFERENCE

Nov 6 3 17 PM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 09495