16

COTTAGE PLACE CONDOMINIUM
UNIT WARRANTY DEED

BOOK 7275 PAGE 688

FROM: HORRELL INVESTMENTS

TO: RICHARD J. MENEFEE AND
WIFE, LUCY HAYS MENEFEE

THIS INSTRUMENT PREPARED BY:
A. Harrison Johnson, Jr., Esquire
Baker Worthington Crossley Stansberry & Woolf
Thirtieth Floor, L & C Tower
Nashville, Tennessee 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard J. and Lucy Hays Menefee	SAME	95-2A 210
(NAME)	(NAME)	
Unit No. 28, 210 Cottage Lane		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37214		
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $83,600.

Affiant

Subscribed and sworn to before me, this the 15th day of June, 1987.

My commission expires: May 8, 1991

(Aff(x)seal) Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

(FOR REGISTER'S USE)

FOR AND IN CONSIDERATION of the sum of TEN AND 00/100 ($10.00) DOLLARS and other good and valuable considerations, cash in hand paid by RICHARD J. MENEFEE AND WIFE, LUCY HAYS MENEFEE, (the "Grantee" herein), the receipt whereof is hereby acknowledged, the undersigned Grantor, HORRELL INVESTMENTS, (the "Grantor" herein), has bargained and sold, and by these presents does transfer and convey unto the said Grantees, RICHARD J. MENEFEE AND WIFE, LUCY HAYS MENEFEE, their heirs and assigns, a certain interest in land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 28 on the Plan of Cottage Place Condominiums, of record in Book 6520, Pages 816-823, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements, all as described in the Master Deed, Declaration of Covenants, Conditions and Restrictions, of record in Book 6520, Page 745, said Register's Office, as amended by Amendment to Master Deed, Declaration of Covenants, Conditions and Restrictions of record in Book 6569, Page 212, said Register's Office, and by Second Amendment to Master Deed, Declaration of Covenants, Conditions and Restrictions of record in Book 6636, Page 722, said Register's Office, and by Third Amendment to Master Deed, Declaration of Covenants, Conditions and Restrictions of record in Book 6902, Page 829, said Register's Office.

Being the same property conveyed to Horrell Investments and David L. Sawyer and wife, Lorraine J. Sawyer, by deed from Stephen H. Horrell and John W. Horrell of record in Book 6938, Page 951, Register's Office for Davidson County, Tennessee. David L. Sawyer and wife, Lorraine J. Sawyer, quitclaimed their one-half undivided interest in the above-described property to Horrell Investments by Quitclaim Deed of record in Book 7275, Page 686, said Register's Office.

As part of the consideration for this transfer, Grantees agree to be bound by the terms, covenants, and restrictions set forth in Master Deed for Cottage Place Condominium Association, of record in Book 6520, Page 745, as amended in Book 6569, Page 212, and in Book 6636, Page 722, and in Book 6902, Page 829, said Register's Office.

Further, this conveyance is given subject to:

1. 1987 taxes, which have been prorated and adjusted as of the date hereof.

2. The terms and conditions of the Horizontal Property Act of Tennessee, the above Master Deed and By-Laws, the above Condominium Plat, and any amendments thereto.

3. Easement for water main running along the Lebanon Pike granted Bransford Realty Company of record in Book 722, Page 268, and Book 722, Page 324, said Register's Office.

4. Easement contained in Deed of record in Book 5256, Page 398, said Register's Office.

5. A 10 foot private sanitary sewer line easement running across a portion of the southwest corner of said property.

6. Terms and provisions of the By-Laws of Cottage Place Homeowners' Association, of record in Book 6520, Page 793, Register's Office for Davidson County, Tennessee.

7. Matters shown on plan of record in Book 6520, Pages 816-818, Register's Office for Davidson County, Tennessee.

This is improved property, known as 210 Cottage Place, Nashville, Tennessee.

TO HAVE AND TO HOLD the said Unit and undivided interest with the appurtenances, estate, title and interest thereto belonging to the said RICHARD J. MENEFEE AND WIFE, LUCY HAYS MENEFEE, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that it is lawfully seized and possessed of said Unit and undivided interest in fee simple; has a good right to convey it, and the same is unencumbered, except as herein set forth.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said Unit and undivided interest to the said RICHARD J. MENEFEE AND WIFE, LUCY HAYS MENEFEE, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS the undersigned's signature this 15th day of June, 1987.

HORRELL INVESTMENTS, A Tennessee General Partnership Comprised Of:

Steven H. Horrell

Stephen H. Horrell

By: John Wilson Horrell

John Wilson Horrell, attorney-in-fact

John Wilson Horrell

The legal description and the state of title of the property have been furnished to the draftsman by the Grantors, by third parties or from the record. The draftsman assumes no liability as to the accuracy thereof.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, JOHN WILSON HORRELL, attorney-in-fact for STEPHEN H. HORRELL, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who acknowledged that he is the attorney-in-fact of the maker or a constituent of the maker and is authorized by the maker or by his constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and seal, at office in Nashville, Tennessee, this 15th day of June, 1987.

NOTARY PUBLIC

MY COMMISSION EXPIRES: May 8, 1991

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, John W. Horrell, Partner of HORRELL INVESTMENTS, (the "maker"), with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a Partner of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and seal, at office in Nashville, Tennessee, this 15th day of June, 1987.

NOTARY PUBLIC

MY COMMISSION EXPIRES: May 8, 1991

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

RECEIVED OF _____

FOR _____

BOOK 7275 PAGE 691

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

8360.00- CASH
234.00 CHECK
.01 PRFE
9.00 MISC
CHECK 243.01-
22/A06/23/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9030

IDENTIFICATION REFERENCE

JUN 30 11 AM '87

FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY, TN

No. 96509