FILE #6083 FILE BOX 38

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

BOOK 7311 PAGE 696

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 110
Nashville, Tennessee

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
MARY V. FISCHER	NEW OWNER	MAP 103-16-B
(NAME)	(NAME)	
Unit 606, 4215 Harding Road		PARCEL 65
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37205		
(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, GEORGE S. ALLEN and ROBERT H. ALLEN and ELIZABETH ALLEN KILPATRICK, DEVISEES UNDER THE LAST WILL AND TESTAMENT OF CLEO S. ALLEN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARY V. FISCHER, unmarried

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 606, together with the appurtenant interest in the common elements of 4215 Harding Road Homeowners Association, a horizontal property regime established by Master Deed, of record in Book 5313, page 338, Register's Office for Davidson County, Tennessee, said unit being depicted on the Plan of Windsor Tower Condominium Apartments of record in Plat Book 5200, page 71, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Cleo S. Allen and George S. Allen by deed from Genevieve Eve Fletcher and husband, John S. Fletcher, of record in Book 6404, page 390, said Register's Office, said Cleo S. Allen having conveyed her interest to George S. Allen by quitclaim deed of record in Book 6742, page 971, said Register's Office. Said George S. Allen and wife, Shannon H. Allen, having conveyed their interest to Cleo S. Allen, unmarried, by quitclaim deed of record in Book 6742, page 973, said Register's Office. The said Cleo S. Allen having since died.

This conveyance is made subject to: (1) 1987 Taxes, which have been prorated and assumed by the Grantee(s); (2) Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed and By-Laws of record in Book 5313, page 338; (3) Easements of record in Book 3956, page 943; and (4) All matters appearing on the Plan of record in Plat Book 5200, page 71, said Register's Office.

This is not the principal residence of the GRANTORS herein.

5 1 0 5 8

IDENTIFICATION REFERENCE

Jul 31 8 30 AM '87

TEL A. Z. WILSON II REGISTER DAVIDSON COUNTY, TN

unimproved ( ) This is improved (XX) property, known as Unit 606, 4215 Harding Road, 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 24th day of July, 1987.

GEORGE S. ALLEN

ROBERT H. ALLEN
BY Robert H Allen by Doug L Allen
Attorney-in-Fact for the said Robert H. Allen and Elizabeth Allen Kilpatrick by Power of Attorneys recorded simultaneously herewith.

ELIZABETH ALLEN KILPATRICK
BY: Elizabeth Allen Kilpatrick by Doug L Allen

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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 George S. Allen

~~the bargainor~~, with whom I am personally acquainted, ~~or proved to me on the basis of satisfactory evidence~~, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Office, this 24th day of July, 1987.

My commission expires 3/11/91 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

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, George S. Allen, 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 the Attorney-In-Fact of the makers and is authorized by the makers to execute this instrument on behalf of the makers.

Witness my hand, at Office, this 24th day of July, 1987.

My Commission Expires 3/11/91

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 156,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF July, 1987.

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

Notary Public

WARRANTY DEED

FROM

GEORGE S. ALLEN and ROBERT H. ALLEN and ELIZABETH ALLEN KILPATRICK, DEVISEES UNDER THE LAST WILL AND TESTAMENT OF CLEO S. ALLEN

TO

MARY V. FISCHER, unmarried

#3

PLEASE RETURN TO: FILE BOX 38

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 _____

BOOK 7311 PAGE 698

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

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

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
			156[illegible].00- CAMT.	
			436.80 CSTAX	
			.50 PRFEE	
			6.00 MDEED	
			CHECK 443.30-	
			.00	

605IA07/31/87 B[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5 1 0 5 8 ®

IDENTIFICATION REFERENCE

Jul 31 8 30 AM '87

FELIX Z. WILSON II: REGISTER
DAVIDSON COUNTY, TN

No. 00085