STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $250,000.00.

Affiant

Subscribed and sworn to before me, this day of October, 1987.

Notary Public

My Commission expires: 3-11-90

This instrument prepared by:
GULLETT, SANFORD, ROBINSON & MARTIN
230 Fourth Avenue North
Nashville, Tennessee 37219

| Address new owners as follows: | Send Tax Bills to: | Map-Parcel Numbers |
|---|---|---|
| Malcolm O. Perry & wife<br>Jeannine P. Perry<br>4108 Estes Road<br>Nashville, Tennessee 37215 | SAME | 116-16-0A<br>012.00 CO<br>7DA 32055 |

## WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ROBERT L. REEVES AND WIFE, DEAN G. REEVES,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **MALCOLM O. PERRY AND WIFE, JEANNINE P. PERRY,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Unit No. 6-B as located on Lot No. 6 of the Plan of "The Garden" of record in Book 5200, page 224, Register's Office for said County and as shown on Exhibit "B" of the Master Deed and By-Laws of record in Book 5679, page 93, said Register's Office to which reference is here made for a more complete description of said unit, together with appurtenant interest in the common and limited common areas as shown on said Exhibit "B".
>
> Being the same property conveyed to Robert L. Reeves and wife, Dean G. Reeves, by deed from Creason Clayton and wife, Gania Clayton, of record in Book 5697, page 83, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 1987 taxes, which have been prorated and assumed by Grantees.
2. The Plan of Record in Book 5200, page 224, Register's Office for Davidson County, Tennessee, shows certain easements and setback lines.
3. Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5435,

page 336, Register's Office for Davidson County, Tennessee, and Book 5589, page 765, said Register's Office.

4. Subject to an easement for right-of-way purposes of Wilson Boulevard and Hobbs Road of record in Deed Book 4285, page 7, said Register's Office.

5. The premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, 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 building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of The Garden Condominiums of record in Book 5537, page 793, Register's Office, and By-Laws of record in Book 5537, page 799, said Register's Office as amended in Book 5679, page 91, and Book 5810, page 171, said Register's Office.

This is improved property, known as 4108 Estes Road
(House Number) (Street)

Nashville, Tennessee 37215
(P. O. Box) (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 and representatives, to warrant and forever defend the title to the said land to the said Grantees, theirs 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 hands this 19th day of October, 1987.

7558.7

IDENTIFICATION REFERENCE

OCT 1 35 PM '87

DAVIDSON COUNTY, TN

Robert L. Reeves

Robert L. Reeves

Dean G. Reeves

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert L. Reeves and wife, Dean G. Reeves, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at Nashville, Tennessee, this 19th day of Oct., 1987.

Carolyn W. Proctor
Notary Public

My Commission Expires: 3/11/90

7382

**OFFICIAL RECEIPT**

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

RECEIVED OF _____

FOR _____

BOOK 7382 PAGE 967

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TAX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TAX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL |
|---|---|---|---|---|
| | | | | |

250000.00- CAMT.
700.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 706.50-
4560A10/20/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.5.5 8.7.

IDENTIFICATION REFERENCE

OCT 20 1 39 PM '87

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

**No.** 27962