File Box 8/jcb

SHARONWOOD CONDOMINIUMS
WARRANTY DEED

BOOK 7414 PAGE 578

FROM: 2122 SHARONDALE PARTNERSHIP

TO: JEAN S. HORTON, unmarried

THIS INSTRUMENT PREPARED BY:
A. Harrison Johnson, Jr.
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 |
|---|---|---|
| Jean S. Horton, unmarried (NAME) | Germantown Trust Savings Bank (NAME) | 117-3E 3 |
| Unit No. 3, Sharonwood<br>2122 Sharondale Drive (STREET ADDRESS OR ROUTE NUMBER) | 7770 Poplar Road (STREET ADDRESS) | |
| Nashville, Tennessee 37215 (CITY) (STATE) (P.O. ZIP) | Germantown, TN 38138 (CITY) (STATE) (ZIP) | |

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $140,000.

Jean Stevens Horton
Affiant

Subscribed and sworn to before me, this the 30th day of November, 1987.

My commission expires: 5-8-91

(Affix 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 JEAN S. HORTON, an unmarried woman, [the "Grantee" herein], the receipt whereof is hereby acknowledged, the undersigned Grantor, 2122 SHARONDALE PARTNERSHIP, a Tennessee general partnership comprised of Timothy Gianikas and Edward L. Landers, Jr., [the "Grantor" herein], has bargained and sold, and by these presents does transfer and convey unto the said Grantee, JEAN S. HORTON, her heirs and assigns, a certain interest in land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit No. 3 as shown on the Plan of Sharonwood Condominiums of record in Book 6200, Page 561, Register's Office for Davidson County, Tennessee, and as shown on Plan of Sharonwood Condominiums, Exhibit C to Master Deed for The Sharonwood Homeowners' Association, together with an undivided interest in the common elements of The Sharonwood Homeowners' Association, all as described in the Master Deed for The Sharonwood Homeowners' Association of record in Book 7124, Page 177, as amended in Book 7274, Page 163, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Grantor by Deeds of record in Book 7093, Page 405, and in Book 7093, Page 410, said Register's Office.

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

As part of the consideration for this transfer, Grantee agrees to be bound by the terms, covenants, and restrictions set forth in the Master Deed for The Sharonwood Homeowners' Association, of record in Book 7124, Page 177, and its attendant By-Laws, of record in Book 7124, Page 207, in said Register's Office, as amended in Book 7274, Page 163, 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 above Master Deed and By-Laws, the above Plat, and any amendments thereto.

This is improved property, known as Unit No. 3, Sharonwood Condominiums, 2122 Sharondale Drive, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD the said Unit and undivided interest with the appurtenances, estate, title and interest thereto belonging to the said JEAN S. HORTON, her heirs and assigns, forever.

And Grantor does covenant with the said Grantee 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 Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS the Grantor's signature this 30th day of November, 1987.

2122 SHARONDALE PARTNERSHIP,
A Tennessee General Partnership Comprised Of:

By: _____
Timothy Gianikas

By: _____
Edward L. Landers, Jr.

3647 1.
IDENTIFICATION REFERENCE
Dec 1 12 21 PM '87
DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

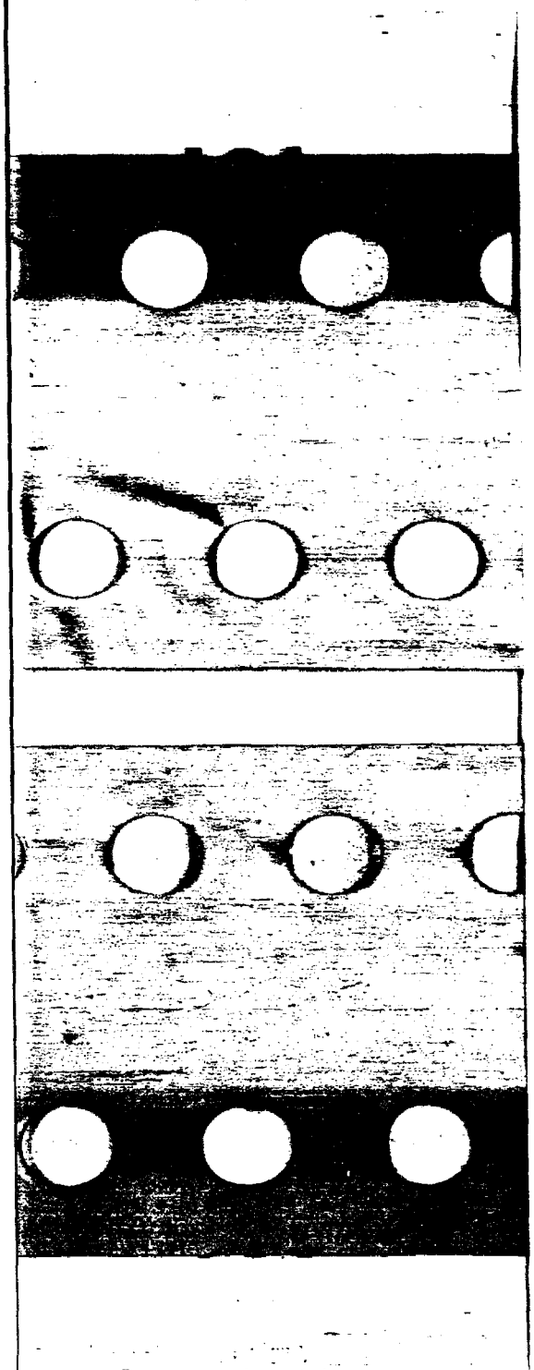
Personally appeared before me, Timothy Gianikas and Edward L. Landers, Jr., Partners of 2122 SHARONDALE PARTNERSHIP, (the "maker"), with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are Partners of the maker or a constituent of the maker and are 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 30th day of November, 1987.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: May 8, 1991

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE



# OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7414 PAGE 580

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

140000.00- CAMT.
392.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 398.50-
7216A12/01/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8647 I.

IDENTIFICATION REFERENCE

DEC 1 12 21 PM '87

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

No. 40297