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Book 24

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 83,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF September 1988

Notary Public

MY COMMISSION EXPIRES: 5/13/89

(AFFIX SEAL)

FILE BOX 24

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney 640 Spence Lane Nashville, TN 37217

NAME ADDRESS NEW OWNER(S) AS FOLLOWS	MORTGAGEE OR PERSON RESPONSIBLE FOR PAYMENT OF TAXES	MAP-PARCEL NUMBERS
Mal-Gar Service Company, Inc. (NAME)	Same (NAME)	Map 92-12-A
214 19th Avenue North (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 106 & 107 9W-10991 9W-10992
Nashville, TN 37203 (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. Jack Driver & Son, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ~~Mal-Gar Service Company, Inc.~~

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:

A certain Condominium Unit in Davidson County, Tennessee, described as follows: Unit No. 106 and 107 in a Horizontal Property Regime of State House Manor of record in Book 7333, page 56, said Register's Office, to which plan reference is made for a more complete description.

BEING part of the same property conveyed to Jack Driver & Son, Inc. by deed from Jack D. Driver, Trustee, of record in Book 7333, page 34, Register's Office for Davidson County, Tennessee.

The premises herein conveyed is a "condominium project" established pursuant to the provisions of the Tennessee "Horizontal Property Act" as set out in Section 66-27-101 et.seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-laws for the administration thereof; to easements, rights and interests 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 thereof; and also including without limitation all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed and By-Laws establishing a Horizontal Property Regime of State House Manor Condominium, of record in Book 7333, page 36, Register's Office for Davidson County, Tennessee.

Taxes for 1988 have been pro-rated and paid.

6 9 7 3 0

IDENTIFICATION REFERENCE

SEP 21 1 32 PM '88

FELICE C. WILSON REGISTER DAVIDSON COUNTY TN

This is improved ( ) unimproved (XX) property, known as 1808 State Street, Apt.#106 & #107, 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 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 Whereever 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 my hand this 20th day of September, 1988

Jack Driver & Son, Inc.
By: Jack Driver & Son Inc
Jack D. Driver, President

Jack D Driver President

STATE OF TENNESSEE }
_____ COUNTY }

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Personally appeared before me, _____
(Name of natural person executing the instrument)

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, at office, this _____ day of _____ 19_____.

My Commission Expires _____

_____
Notary Public

_____ STATE OF TENNESSEE }
Davidson COUNTY }

(AFFIX SEAL)

Personally appeared before me, Jack D. Driver, President
(Name of officer) (Offical capacity of officer)

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, and who further acknowledged that __he__ is the

President of Jack Driver & Son, Inc.
("attorney-in-fact" or "president" or "general 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, at office, this 20th day of September 19 88.

My Commission Expires 5/13/89

_____
Notary Public

(AFFIX SEAL)

WARRANTY DEED

FROM
Jack Driver & Son, Inc.

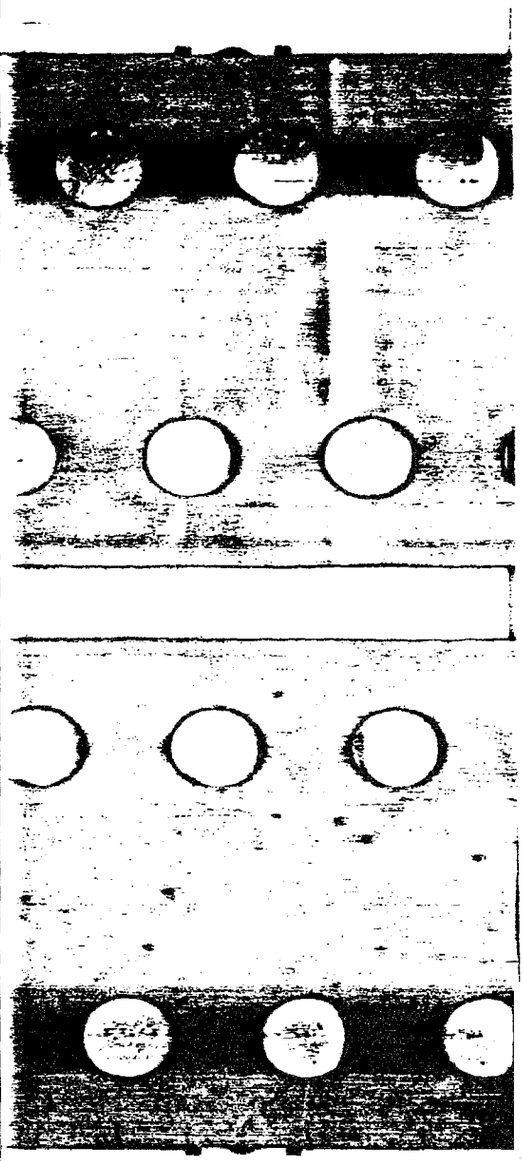
TO
Mal-Gar Service Company, Inc.

This form compliments of:

title escrow, inc.

suite 218
640 spence lane
nashville, tennessee 37217
615-361-6679

9528 09/21 0101 03CHECK 280.40



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CAMT	83000.00
CTAX	273.90
PRFEE	0.50
WDEED	6.00
TOTAL	280.40
CHECK	280.40

09/21/88 01 13:34 0001 9528

6 9 7.3 0

IDENTIFICATION REFERENCE

SEP 21 1 32 PM '88

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY TN

No.136522