Box 18

15973

BOOK 7792 PAGE 12

KAGWP65 03/13/89ewd

IDENTIFICATION REFERENCE

Mar 13 2 05 PM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (FRD)
2700 First American Center
Nashville, Tennessee 37238

GENERAL WARRANTY DEED 3.7% 03.13 0101 03CHECK 636.50

Address New Owner(s)	Send Tax Bills To	Map-Parcel Number(s)
Anne B. Stevenson 216 Chestnut Hill Nashville, TN 37215	Same	116-08 Map 215 Parcel

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, Joe G. Miller, an unmarried man ("Grantor") has bargained and sold, and by these presents does transfer and convey unto Anne B. Stevenson ("Grantee"), her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 3 in a Horizontal Property Regime located on the Plan of Revised Chestnut Hill Condominiums, (Sugartree Phase V) of record in Book 5200, page 171, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said unit.

Being the same property conveyed to Grantor by deed dated January 4, 1983 from Celeste Reed Harrison and Mark H. Harrison of record Book 5988, page 235, said Register's Office.

This is improved property known as:

216 Chestnut Hill
Nashville, Tennessee 37215

Said property is conveyed subject to the following matters:

1. 1989 taxes which have been prorated and assumed by the grantee.

2. 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, as amended, and is subject to the provisions and requirements 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 buildings 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 Revised Chestnut Hill Condominiums (Sugartree Phase V), of record in Book 5660, page 763, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto of record in Book 5560, page 772, Register's Office for Davidson County, Tennessee.

3. A 20 foot easement for public utility purposes with a sewer line lying within said easement as set out in Book 5387, page 829; Book 5387, page 835 and Book 5387, page 841, said Register's Office.

4. Declaration of Covenants, Conditions and Restrictions for Sugartree of record in Book 4857, page 157, said Register's Office, Supplementary Declaration of Covenants, Conditions and Restrictions for Sugartree, amended in Book 4911, page 356, said Register's Office, Second Amendment in Book 4996, pae 126, said Register's Office, and Third Amendment in Book 5003, page 688, said Register's Office.

5. Rights of others in and to the common elements.

6. The Revised Plan of Chestnut Hill Condominiums, (Sugartree Phase V), of record in Book 5200, page 171, said Register's Office, shows certain minimum building setback lines, easements and access limitations.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, her heirs and assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and that same is unencumbered, except as set out above.

Grantor further covenants and binds himself and his heirs and representatives, to warrant and forever defend the title to said land to Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

Whenever used, the singular shall include the plural and the plural the singular and the use of any gender shall be applicable to all genders.

WITNESS our hands this 10th day of March, 1989.

Joe G. Miller

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before, the undersigned, a Notary Public in and for the State and County aforesaid, Joe G. Miller, the within named 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, at office, this 10th day of March, 1989.

Notary Public

My Commission Expires:

5/8/91

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $190,000.00.

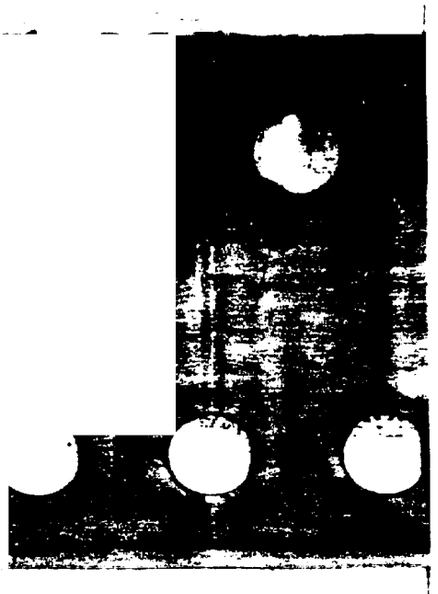
Anne B. Stevenson
Affiant

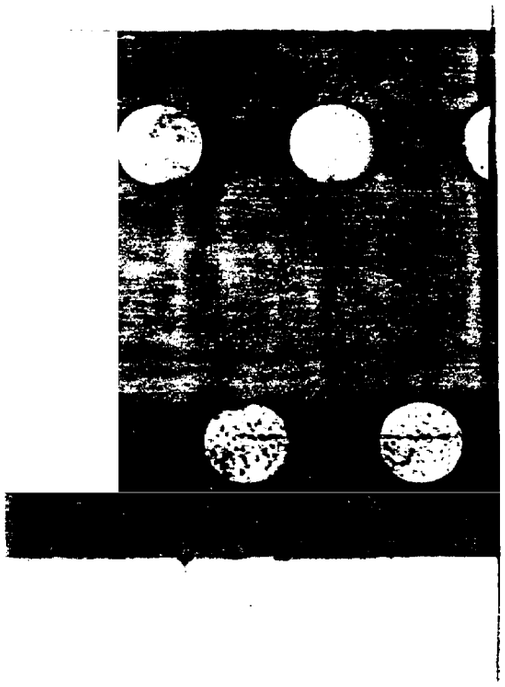
Sworn to and subscribed before me this 13 day of March, 1989.

Notary Public

My Commission Expires:

5/8/91





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

RECEIVED OF _____

FOR _____

BOOK 7792 PAGE 15

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
	190000.00
CON TX	627.00
PRFEE	0.50
MTGFEE	9.00
TOTAL	636.50
CHECK	636.50

1597.3.

IDENTIFICATION REFERENCE

Mar 13 2 05 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

03/13/89 01 14:08 0001 5171

No. 189705