# WARRANTY DEED

*THIS INSTRUMENT PREPARED BY*

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 330
Nashville, Tennessee 37215

BOOK 7797 PAGE 231

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| DAVID V. KERNS, JR. | NEW OWNER | Map 92-15-A |
| (NAME) | (NAME) | |
| 6626 Brookmont Terrace | | Parcel 207 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, Tennessee 37205 | | F.B. 21W13150 |
| (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, J & J ENTERPRISES, a partnership

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DAVID V. KERNS, JR. and wife, SHERRA E. KERNS

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 207, together with the appurtenant interest in the common elements of Elliston Place Quarters, a horizontal property regime established by Master Deed, of record in Book 6657, page 72, amended in Book 7232, page 259, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed.

Being the same property conveyed to J & J Enterprises by deed from GIR Investments, a Tennessee general partnership composed of Gordon E. Inman, William Barry Goodman and Edward Richey, of record in Book 6945, page 786, said Register's Office.

This conveyance is subject to: (1) 1989 taxes, which have been prorated and assumed by the Grantees herein; (2) Restrictions in Book 482, page 379 and Book 565, page 235; (3) Charter in Book 7013, page 60; and (4) Covenants, Conditions, Restrictions and Agreements in Book 6657, page 72 amended in Book 7232, page 259, said Register's Office.

17998

IDENTIFICATION REFERENCE

Mar 21 8 17 AM '89

FELIX Z WILSON JR REGISTER DAVIDSON COUNTY, TN

7532 03/21 0101 03CHECK 169.85

unimproved ( )
This is improved (X) property, known as 2325 Elliston Place, Unit #207, Nashville, Tennessee 37203

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 17th day of March, 1989

J & J ENTERPRISES
By:
JOSEPH C. GALANTE, Partner

J & J ENTERPRISES
By:
JACK E. BULLARD, Partner
By: Joseph C. Galante, Attorney-in-Fact for Jack E. Bullard by Power of Attorney recorded simultaneously herewith

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ 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
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSEPH C. GALANTE

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 Partner of J & J ENTERPRISES 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 17th day of March, 19 89

My commission expires 3/11/91 Notary Public _____

HELEN SCOTT NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSEPH C. GALANTE, 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 the is the Attorney-in-Fact of JACK E. BULLARD, the maker, and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 17th day of March, 1989.

My commission expires: 3/11/91 Notary Public

HELEN SCOTT NOTARY PUBLIC AT LARGE STATE OF ILLINOIS

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 49,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF March 19 89.

MY COMMISSION EXPIRES: 3/13/89 (AFFIX SEAL) Notary Public

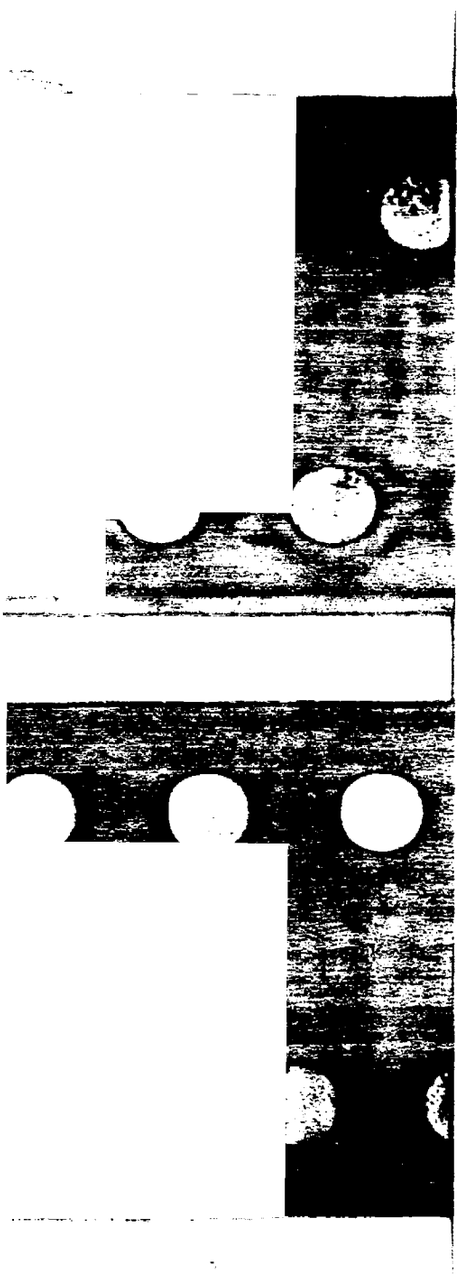
CATHERINE E. SHEPHERD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

FROM J & J ENTERPRISES, a partnership

TO DAVID V. KERNS, JR. and wife, [illegible] E.

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



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

RECEIVED OF _____

FOR _____

BOOK 7797 PAGE 233

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

| | |
|---|---|
| CAMT | 49500.00 |
| CON TX | 163.35 |
| PRFEE | 0.50 |
| WDEED | 6.00 |
| TOTAL | 169.85 |
| CHECK | 169.85 |

03/21/89 01 08:22 0001 7532

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

17998

IDENTIFICATION REFERENCE

MAR 21 8 17 AM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 192045