FROM: Jack D. Scott and wife
Wanda M. Scott

TO: Ansel L. Davis

THIS INSTRUMENT PREPARED BY:

Ansel L. Davis and Associates, P.C.
2000 Dominion Tower
150 Fourth Avenue North
Nashville, Tennessee 37219

# UNIT WARRANTY DEED

| ADDRESS NEW OWNERS | SEND TAX BILLS TO | MAP/PARCEL NO. |
|---|---|---|
| Ansel L. Davis<br>4215 Harding Road<br>Unit 804<br>Nashville, TN 37205 | Same | 103-16-B-87CO |

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value for this transfer, whichever is greater, is $100,000.00.

Subscribed and sworn to before me, this 29th day of December, 1989.

Jack D. Scott
Affiant

Fay L. Edwards
Notary Public

My Commission Expires:
May 8, 1991

FAY L. EDWARDS NOTARY PUBLIC DAVIDSON CO.

FOR AND IN CONSIDERATION of the sum of One Hundred Thousand and No/100 Dollars ($100,000.00) and other good and valuable consideration, cash in hand paid by Ansel L. Davis (the "Grantee" herein), the receipt and sufficiency whereof is hereby acknowledged, the undersigned, Jack D. Scott and wife Wanda M. Scott (collectively the "Grantor" herein), have bargained and sold, and by these presents do transfer, sell, assign, set over unto and convey unto the said Grantee, his heirs and assigns, a certain interest in land in Davidson County, State of Tennessee, described as follows, to wit:

> Being Unit 804 as shown on the Plat of WINDSOR TOWER, a condominium, of record in Book 5200, page 71, Register's Office for Davidson County, Tennessee, together with an undivided .707% interest in the common elements of the 4215 Harding Road Homeowners' Association, as described in Book 5313, page 338, et seq., of said Register's Office.
>
> Being the same property conveyed to Jack D. Scott and wife Wanda M. Scott by deed from Lisa Mann Mumma, unmarried of record in Book 6255, page 951, Register's Office of Davidson County, Tennessee.

Grantor does hereby further transfer, sell, assign and set over unto Grantee all fixtures and appliances located in the said Unit, as well as covered parking space No. 85 and storage locker No. 19, together with any and all appurtenances related to said condominium Unit 804.

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 4215 Harding Road Homeowners' Association, of record in Book 5313, page 338, including the condominium plat recorded in Book 5200, page 71, Register's Office of Davidson County, Tennessee and its attendant By-Laws of record in Book 5313, page 338, of said Register's Office.

This conveyance is given subject to:

1. 1989 taxes, which have been prorated and adjusted as of the date hereof.

2. The terms and conditions of the Horizontal Property Act of Tennessee, the above described Master Deed and By-Laws, the above described condominium plat, and any amendments thereto.

3. Twenty-foot permanent sanitary sewer and drainage easement and an additional 15-foot temporary construction easement granted to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 3956, page 943, said Register's Office as described therein and being parallel to the westerly line of said property and running to the southeasterly margin of the old Memphis-Bristol Highway.

This is improved property, known as condominium Unit 804, 4215 Harding Road, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD the said condominium Unit and undivided interest and the appurtenances, estate, title and interest thereto belonging, including the parking space and storage locker, unto the said Grantee, his heirs and assigns, forever.

Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said condominium Unit and undivided interest and appurtenances, including the parking space and storage locker, in fee simple, that Grantor has good right, power, title and authority to convey the same, and that the same is unencumbered, except as herein set forth.

Grantor does further covenant and bind Grantor, their successors, heirs and representatives, to warrant and forever defend the title to the said condominium Unit and undivided interest and appurtenances, including the parking space and storage locker, unto the said Grantee, his heirs and assigns forever against the lawful claims of all persons whomsoever.

WITNESS the Grantor's signature on this the 29th day of December, 1989.

Jack D. Scott
JACK D. SCOTT

Wanda M Scott
WANDA M. SCOTT

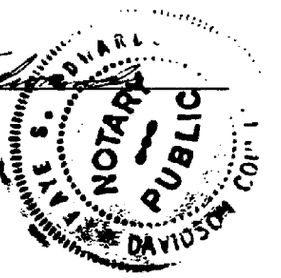
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, Faye S. Edwards of the state and county aforesaid, personally appeared Jack D. Scott and Wanda M. Scott, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 29th day of December, 1989.

Faye S. Edwards
Notary Public




My Commission expires:

May 8, 1991

9282U

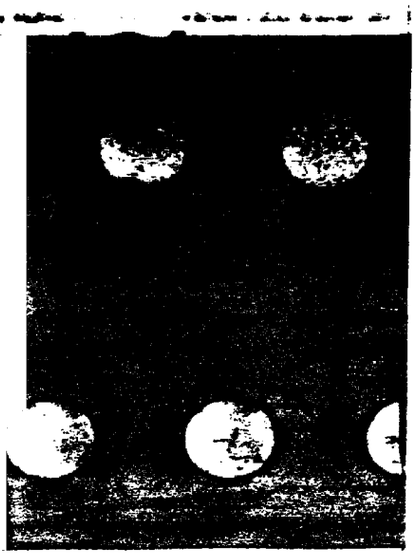
IDENTIFICATION REFERENCE

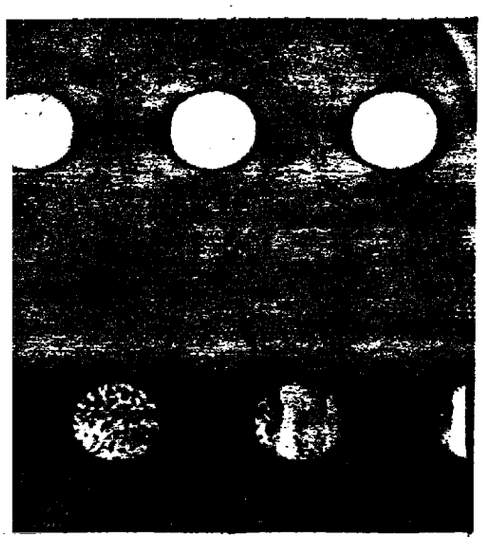
DEC 29 3 00 PM '89

DAVIDSON COUNTY, TN

RUSH

8989 12/29 0101 03CHECK 340.00





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

RECEIVED OF _____

FOR _____

**BOOK 8015 PAGE 301**

| | | |
|---|---|---|
| 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 100000.00 |
| | | | | CON TX 330.00 |
| | | | | PRFEE 1.00 |
| | | | | WDEED 9.00 |
| | | | | TOTAL 340.00 |
| | | | | CHECK 340.00 |
| 12/29/89 | | 01 | | 15:00 0001 8989 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9282U

IDENTIFICATION REFERENCE

DEC 29 3 00 PM '89

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

**No.** 280096