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ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Larry P. Bahan	Larry P. Bahan	103-16-18-1008
4215 Harding Road (NAME)	4215 Harding Road	
712 Windsor Tower	712 Windsor Tower	
STREET ADDRESS OR ROUTE NUMBER	(STREET ADDRESS)	
Nashville, TN 37205	Nashville, TN 37205	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

UNIT WARRANTY DEED

BOOK 8041 PAGE 46

FOR AND IN CONSIDERATION OF THE sum of Fifty-eight Thousand ($58,000.00) Dollars, cash in hand paid by Larry P.Bahan, receipt of which is hereby acknowledged, the undersigned Jane W. Persing, a widow, and Adele W. Pack, whose husband, John Paul Pack joins herein for the purpose of releasing any marital rights he may have and for no other purpose, have bargained and sold, and by these presents transfer and convey unto the said Larry P. Bahan, his heirs and assigns, a certain interest in land in Davidson County, Tennessee, described as follows:

Being Unit No. 1008 as shown on the Plat of Windsor Tower, a condominimum, of record in Book 5200, page 71, Register's Office for Davidson County, Tennessee, together with an undivided .503% interest in common elements of 4215 Harding Road Homeowners' Association, as described in Book 5313, page 338, et seq, said Register's Office.

Being the same property conveyed to Frances F. White, unmarried,by Windsor Tower, Inc., a Tennessee Corporation by deed of record in Book 5315, page 732, Register's Office for Davidson County, Tennessee, and by Will of Frances F. White, deceased, to Jane W. Persing and Adele W. Pack, said Will being recorded in Will Book 166, page 350, Davidson County Probate Office.

As part of the consideration for this transfer, Grantee agrees to be bound by the terms, covenants, and restrictions set forth in Master Deed for 4215 Harding Road Homeowers' Association, of record in Book 5313, page 338 and its attendant Bylaws of record in Book 5313, page 338 in said Register's Office for Davidson County, Tennessee.

Grantors hereby transfer and sell unto the Grantee all fixtures and appliances which might be owned by Grantor and located in the said Unit, including range and refrigerator.

This conveyance is made subject to:

1. Lease to Robert Martin Sebastian dated December 5, 1989, between the Estate of Frances F. White, deceased and said Sebastian;
2. 1990 taxes, which are to be prorated as of the date of deed;
3. The terms and conditions of the Horizontal Property Act of Tennessee, and the Master Deed, Bylaws and Condominium Plat, and any amendments thereo;
4. Twenty-foot permanent sanitary sewer and drainage easement and a 15 foot easement granted to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 3956, page 943, said Register's Office.

This improved property, known as 4215 Harding Road, Nashville, TN, 37205.

TO HAVE AND TO HOLD the said Unit and undivided interest with the appurtenances, estate, title and interest thereto belonging to the said Larry P. Bahan, his heirs and assigns, forever.

And Grantors do covenant with the said Larry P. Bahan that they are lawfully seized and possessed of said Unit and undivided interest in fee simple; have a good right to convey it, and the same in unencumbered except as herein set forth.

Grantors do further covenant and bind themselves, their successors and assigns, to warrant and forever defend the title to the said Unit and undivided interest to the said Larry P. Bahan, his heirs and assigns against the lawful claims of all persons whomsoever.

John Paul Pack, being the husband of the Grantor, Adele W. Pack, joins in the execution hereof for the sole and only purpose of relinquishing any marital rights he may have in said property.

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Grantors, for consideration paid and received, transfer to Grantee all of their right, title and interest to the lease to Robert Martin Sebastian.

WITNESS the Grantor's signatures this 26 day of January, 1990.

Jane W. Persing by Barbara Dick P.O.A.
Jane W. Persing

Adele W. Pack Adele W. Pack
Adele W. Pack

John Paul Pack

STATE OF Ohio)
)
COUNTY OF Sandusky)

0850 02/06 0101 03CHECK 198.40

Personally appeared before me, Jane W. Persing by Barbara Dick, a Notary Public in and for said County and State, the within named Jane W. Persing, a widow, the bargainor, with whom I am personally acquainted and who acknowledged that Jane W. Persing executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Clyde, Ohio, this 26 day of January, 1990.

Rebecca L Cullen
Notary Public

My Commission expires:

REBECCA L. CULLEN
NOTARY PUBLIC, STATE OF OHIO
My Commission Expires April 18, 1992

FEB 6 3 27 PM '90

IDENTIF. REFERENCE 021

STATE OF CALIFORNIA)
)
COUNTY OF ORANGE)

Personally appeared before me, SYLVIA MEDINTZ, Notary Public in and for said County and State, the within named Adele W. Pack and husband, John Paul Pack, the bargainors, with whom I am personally acquainted and who acknowledged that Adele W. Pack and John Paul Pack executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at LAGUNA HILLS, California, this 29th day of JANUARY, 1990.

OFFICIAL SEAL
SYLVIA MEDINTZ
NOTARY PUBLIC—CALIFORNIA
ORANGE COUNTY
My Comm. Exp. Aug 14, 1990

Notary Public

My Commission expires:

THE ACTUAL CONSIDERATION or value, whichever is grater, for this transfer is $38,000.00

Subscribed and sworn to before me this 26 day of 1990.

OFFICIAL SEAL
SYLVIA MEDINTZ
NOTARY PUBLIC—CALIFORNIA
ORANGE COUNTY
My Comm. Exp. Aug 14, 1990

Jane W. Persing by Barbara Dick P.O.A.
Affiant

Rebecca L Cullen
Notary Public

My Commission expires:

REBECCA L. CULLEN
NOTARY PUBLIC, STATE OF OHIO
My Commission Expires April 18, 1992

mail

This instrument was prepared by: Osta Underwood, Attorney at Law
Suite 4, 1506 Church Street, Nashville, TN 37203.

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STATE OF OHIO)
)
COUNTY OF SANDUSKY)

On this 19th day of July, 1990, before me, Laura A Birkholz, a Notary Public in and for said County and State, personally appeared Barbara Dick, to me known to be the person who executed the foregoing instrument in behalf of Jane W. Persing under Power of Attorney of record in Book 8041, page 44, Register's Office for Davidson County, Tennessee, and acknowledged that she executed the same as the free act and deed of said Jane w. Persing.

Witness my hand and official seal at Clyde, Ohio, this 19th day of July, 1990.

Laura A Birkholz
Notary Public

My Commission expires

LAURA A. BIRKHOLZ
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES JUNE 6, 1994

RE-RECORD

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