Box 27-T



| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NOS. |
|---|---|---|
| Nancy R. Denny | Troy & Nichols, Inc. | Map and Parcel |
| 119 Highland Villa | ATTN: Tax Department | 161-14-B-119.00 |
| Nashville, TN 37211 | P.O. Box 4025 | CO |
| | Monroe, LA 71211-4025 | |

This instrument prepared by: Cindy S. Smith, Attorney at Law,
2525 Lebanon Road, Nashville, Tennessee 37214 (Box 27-Bottom)

**WARRANTY DEED**

4382 07/27 0101 03CHECK 219.85

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 and sufficiency of all of which are hereby acknowledged, We, **Highland Group, Ltd., a Tennessee limited partnership,** (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Nancy R. Denny, unmarried,**(the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows to wit:

Being Unit 119 of Highland Villa Condominiums, its horizontal property regime having been established by the Master Deed recorded in Book 7278, Page 312, and amended in Book 7347, Page 717, Book 7352, Page 630, Book 7467, Page 850, Book 7470, Page 153, and Book 7600, Page 361, all in the Register's Office for Davidson County, Tennessee, reference to the plan thereof, Exhibit B to said Master Deed, being hereby made for full particulars.

Being part of the same property conveyed to Highland Group, Ltd., a Tennessee limited partnership by deed from Resolution Trust Corporation, Conservator for Unifirst Bank for Savings, of record in Book 8127, Page 326, said Register's Office.

This is improved property commonly known as Unit 119, Highland Villa, Nashville, Tennessee 37211.

CONVEYANCE OF SUCH PROPERTY IS MADE EXPRESSLY SUBJECT TO THE FOLLOWING: (1) Tax Lien for the current year, said taxes being prorated and the payment of same assumed by the Grantees; (2) Master Deed and By-Laws of record in Book 7278, Page 312, and amended in Book 7347, Page 717, Book 7352, Page 630, Book 7467, Page 850, Book 7470, Page 153, and Book 7600, Page 361, all in said Register's Office, which contains provisions for liens for assessments.

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $64,500.00.

X Nancy R. Denny
Affiant

Subscribed and sworn to before me this 25th day of July 1990

Cindy S. Smith
Notary Public
My Commission Expires 11/12/90

44982

IDENTIFICATION

JUL 27 4 08 PM '90

KELLY Z. WILSON REGISTER
DAVIDSON COUNTY TN

**TO HAVE AND TO HOLD** the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural, the plural shall include the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF,** the Grantors have caused this Deed to be executed this 25th day of July, 1990.

HIGHLAND GROUP LIMITED
BY: W.L. Bainbridge, Inc.,
General Partner

BY: W.L. Bainbridge, III,
President

HIGHLAND GROUP LIMITED
BY: Mobile Living, Inc.,
General Partner

BY: Robert N. Moore, Jr.,
President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Cindy S. Smith, a Notary Public in and for said County and State, personally appeared W.L. Bainbridge, III, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged himself to be President of W.L. Bainbridge, Inc., a corporation, the General Partner of Highland Group Ltd., a Tennessee Limited Partnership, and that he as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said W.L. Bainbridge, III, as President.

Witness my hand and official seal at Nashville, Tennessee, this 25th day of July, 1990.

Cindy S. Smith
Notary Public
My Commission Expires: 11/12/90

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Cindy S. Smith, a Notary Public in and for said County and State, personally appeared Robert N. Moore, Jr., with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged himself to be President of Mobile Living, Inc., a corporation, the General Partner of Highland Group Ltd., a Tennessee Limited Partnership, and that he as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Robert N. Moore, Jr., as President.

Witness my hand and official seal at Nashville, Tennessee, this 25th day of July, 1990.

Cindy S. Smith
Notary Public
My Commission Expires: 11/12/90

**OFFICIAL RECEIPT**

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

RECEIVED OF _____

FOR _____

BOOK 8162 PAGE 162

| | | |
|---|---|---|
| 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 64500.00
CON TX 212.85
PRFEE 1.00
WDEED 6.00
TOTAL 219.85
CHECK 219.85

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07-27-90 V1 15:10 0001 4382

44982

IDENTIFICATION REFERENCE

JUL 27 4 08 PM '90

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 341163