Document #26663 09/21/90 dc

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

GENERAL WARRANTY DEED BOOK 8202 PAGE 531

Address New Owner(s)	Send Tax Bills To	Map-Parcel Number(s)
Anne J. Cheatham 111 Robin Springs Road Nashville, TN	SAME	Map: 131-12B Parcel: 001

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, J. Richard Lodge and wife, Virginia T. Lodge ("Grantors") have bargained and sold, and by these presents do transfer and convey unto Anne J. Cheatham ("Grantee"), her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being Unit No. 1-A on the Plan of Robin Springs, a Horizontal Property Regime, as of record in Book 6250, page 170, Register's Office for Davidson County, Tennessee, said regime having been established by Master Deed of Record in Book 6401, page 431, said Register's Office. The easements, covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Robin Springs contained in the Master Deed and By-Laws appended thereto recorded in Book 6401, page 431, said Register's Office, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Grantors by deed from Beginnings, Inc., of record Book 6720, page 697, said Register's Office.

This is improved property known as:

111 Robin Springs Road
Nashville, Tennessee

Said property is conveyed subject to the matters listed on Exhibit A attached hereto and incorporated herein by reference.

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

Grantors further covenant and bind themselves and their 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.

J. Richard Lodge

Virginia T. Lodge

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, J. Richard Lodge and wife, Virginia T. Lodge, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 25th day of September, 1990.

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 $175,000.00.

Affiant

Sworn to and subscribed before me this 25th day of September, 1990.

Notary Public

My Commission Expires:

5/8/91

EXHIBIT A

1. Metro taxes for 1990, a lien, but not yet due and payable.

2. The Plan of record in Book 6250, page 170, said Register's Office show an owner's certificate, certain minimum building setback lines and easements.

3. The premises herein described is a condominium apartment established pursuant to 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 of and requirements thereof; and is subject to the By-Laws for the administration 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 limitation, all conditions, covenants, restrictions, options, burdens, liens, assessments, and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime of Robin Springs Condominiums of record in Book 6401, page 431, said Register's Office, and the By-Laws of record in Book 6401, page 439, said Register's Office.

4. An easement for maintenance agreement for private drive of record in Book 6346, page 386, Register's Office for Davidson County, Tennessee.

5. Location and dimensions of the building site and right for support of any party wall.

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

5 9 7 5 4

IDENTIFICATION

SEP 25 1 59 PM '90

39/25 0101 03CHECK 587.50

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

RECEIVED OF _____

FOR _____

BOOK 8202 PAGE 534

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	
				175000.00
			CON TX	577.50
			PRFEE	1.00
			WDEED	9.00
			TOTAL	587.50
			CHECK	587.50
09/25/90	01		14:00 0001	1835

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5 9 7.5 4

IDENTIFICATION REFERENCE

SEP 25 1 59 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 358442