STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

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

John M. Lee Jr.
Affiant

Subscribed and sworn to before me this 9th day of October, 1990.

Julia C. Hentz
Notary Public

My Commission expires: 9-25-93

This instrument prepared by:
Gullett, Sanford, Robinson & Martin
230 Fourth Avenue North
Nashville, TN 37219

| Address new owner as follows: | Send Tax Bills to: | Map-Parcel Numbers |
|---|---|---|
| John M. Lee, Jr.<br>Rokeby Condominiums<br>3901 Harding Road<br>Box 72<br>Nashville, TN 37205 | Same | 116-13-135<br>7DZ28976 |

## WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid 8941 10/10 0101 03CHECK 340.00 by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Charles Nelson, Jr. and wife, Marion Latta Nelson, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto John M. Lee, Jr., a single person, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Boxcroft as of record in Book 4860, page 28, Register's Office for Davidson County, Tennessee.

Said Lot No. 2 fronts 55.18 feet on the easterly side of Boxcroft Place and runs back between parallel lines 145 feet to a line at the rear on which it measures 55.18 feet thereon.

Being the same property conveyed to Jean C. Nelson by quitclaim deed from Charles Nelson, Jr. of record in Book 7983, page 705, said Register's Office; the said Jean C. Nelson having since died and her will of record in Will Book 170, page 467, Probate Court Clerk's Office for Davidson County, Tennessee, devising said property to Charles Nelson, Jr. The said Charles Nelson, Jr. having since remarried to the said Marion Latta Nelson who joins in the execution of this deed for the purpose of conveying any interest she may have in the property by reason of the marital status.

This conveyance is made subject to:

1. 1990 taxes, which have been prorated and assumed by Grantee.

2. Conditions, restrictions, limitations, including but not limited to Lien for costs of repair, maintenance for restoration, and annual assessments for Charges for the creation and continuation of a maintenance fund, special assessments as approved by membership of the Association, right of first refusal all as set forth and contained in an instrument styled "Restrictive Covenants" of record in Book 4932, page 76, amended in Book 4956, page 648, Register's Office for Davidson County, Tennessee, corrected in Book 5430, page 263, said Register's Office, and the By-Laws of record in Book 5365, page 7, said Register's Office.

3. The Plan of record in Book 4860, page 28, said Register's Office, shows an Owner's Certificate, a 30 foot minimum building setback line from Boxcroft Place and a 12 foot easement for public utility and drainage purposes along the rear line of said lot, a 5 foot public utility and drainage easement along the north side line and a 10 foot right-of-way easement dedicated to the Metropolitan Government for the use and benefit of the Metropolitan Department of Public Works along the front line of said lot.

4. An easement for sanitary sewers and/or storm drainage granted to Metropolitan Government of record in Book 5600, page 9, said Register's Office.

5. Any zoning restrictions that may apply to this property.

This is unimproved property, known as Lot No. 2, Boxcroft Place, Nashville, Tennessee.

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and we do covenant with the said Grantee 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 and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

**WITNESS** our hands this 9th day of October, 1990.

Charles Nelson

CHARLES NELSON, JR.

Marion Latta Nelson

MARION LATTA NELSON

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Charles Nelson, Jr. and wife, Marion Latta Nelson, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of October, 1990.

Julia C. Hunt
Notary Public

My Commission Expires: 9-25-93

63850

IDENTIF. REFERENCE

OCT 10 10 26 AM '90

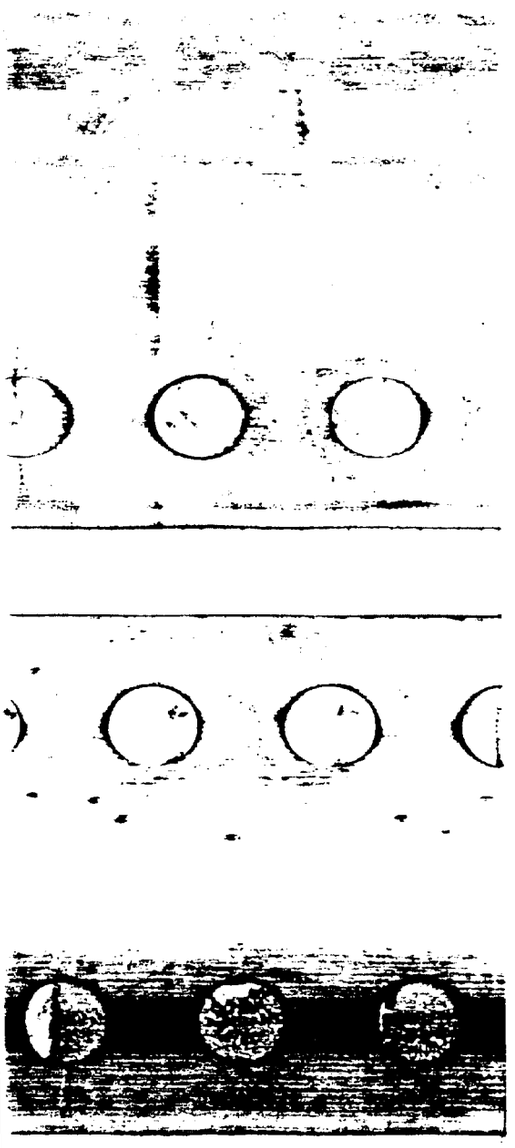
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

**OFFICIAL RECEIPT**

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 8214 PAGE 565

| | | |
|---|---|---|
| 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 |
| 10/10/90 | 01 | | | 10:27 0001 8941 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6385U

IDENTIF. TREFERENCE

OCT 10 10 26 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 363202