DO NOT PUBLISH

This instrument prepared by:
James R. Cheshire, III, Attorney
2100 One Commerce Place
Nashville, TN 37239

BOOK 8243 PAGE 165

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is **$ 165,000.00**.

Affiant

Sworn to and subscribed before me on the 26th day of November, 1990.

Notary Public
My commission expires: 2/25/94

WARRANTY DEED

Address of New Owner:	**Send Tax Bills to:**	**Map/Parcel Nos.**
Ann B. Ewers **101 Lynnbrook Court** **Nashville, Tennessee 37215**	**New Owner**	**Map 117-1-F** **Parcel 6**

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **RUSSELL LEFTWICH and wife, EMILY LEFTWICH**, hereinafter the "Grantors" have bargained and sold, and by these presents do hereby transfer and convey unto **ANN B. EWERS, a single person**, hereinafter the "Grantee", her heirs, representatives and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows:

> Unit No. 6 created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by the Master Deed for Lynnbrook Place, of record in Book 6139, page 302, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit, as set forth in said Master Deed. Reference is hereby made to the Plat for Lynnbrook Place Condominiums attached as Exhibit "B" to said Master Deed for proper identification.
>
> BEING the same property conveyed to Russell Leftwich and wife, Emily Leftwich by deed from Lynnbrook Associates, a joint venture, of record in Book 6225, page 912, Register's Office for Davidson County, Tennessee.

This is improved property known as: **101 Lynnbrook Court, Nashville, Tennessee 37215.**

This conveyance is made subject to the following:

1. Taxes for subsequent years; taxes for the current year having been paid with this transfer.

2. Conditions, restrictions, options, encumbrances, liens, assessments and undertakings contained in the Master Deed and Bylaws of Lynnbrook Place, recorded in Book 6139, page 302, Register's Office for Davidson County, Tennessee.

3. Those matters as shown on the Plan of record in Book 5800, page 274, Register's Office for said County.

4. Deed of Conveyance of sanitary sewer lying in Lynnbrook Court granted to the Metropolitan Government of Nashville & Davidson County, Tennessee, of record in Book 6154, page 548, said Register's Office.

5. Deed of Conveyance of water main lying in Lynnbrook Court granted to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 6154, page 553, said Register's Office.

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, her heirs, representatives and assigns, forever.

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

And Grantors do further covenant and bind themselves, their heirs and representatives to warrant and forever defend the title to the said land to the said Grantee, her heirs, representatives and assigns against the lawful claims of all persons, whomsoever.

WITNESS our hands this 26 day of November, 1990.

Russell Leftwich
RUSSELL LEFTWICH

Emily Leftwich
EMILY LEFTWICH

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **RUSSELL LEFTWICH and wife, EMILY LEFTWICH**, to me personally known, or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal at office at Nashville, Tennessee, on the 26th day of November, 1990.

James R. Cheek III
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My commission expires: 4/23/94

747 92

IDENTIF. TREFERENCE

NOV 26 1 55 PM '90

FELIX Z. WILSON REGISTER DAVIDSON COUNTY TN.

PICK-UP

7966 11/26 0101 03CHECK 551.50

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8243 PAGE 167

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 165000.00
CON TX 544.50
PRFEE 1.00
WDEED 6.00
TOTAL 551.50
CHECK 551.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/26/90 01 13:54 0001 9966

74792

IDENTIF. REFERENCE

Nov 26 1 55 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 375946