Prepared By:
JOHN W. STAPP, IV
MANIER, HEROD, HOLLABAUGH & SMITH
2200 One Nashville Place
150 Fourth Avenue North
Nashville, Tennessee 37219

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP/PARCEL NO. |
|---|---|---|
| MARGARET F. KOLBE and<br>KATHERINE KOLBE<br>Unit A - 202<br>4425 Westlawn Drive<br>Nashville, TN 37209 | same | Map 103-8A<br>Parcel 1 |

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER IS $32,000.00

John W. Stapp IV

Sworn and subscribed to before me this 4th day of June 1991.

My Commission Expires: 4/22/93

Notary Public

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **THE ESTATE OF EVA WILL HAYS, deceased,** ("Grantor"), has this date bargained and sold, and does hereby sell, transfer and convey unto **MARGARET F. KOLBE,** an unmarried woman, and **KATHERINE KOLBE,** joint tenants with right of survivorship ("Grantee"), Grantee's heirs and assigns, all Grantor's right, title and interest in the following described tract of land in Davidson County, Tennessee, to-wit:

> Unit A-202, Westlawn Green, 4425 Westlawn Drive as of record in Plat Book 5200, Pages 20-24, Register's Office of Davidson County, Tennessee.
>
> BEING part of the same property conveyed to Eva Will Hays by deed from Fairways Associates, Ltd., of record in Book 5300, Page 207; the said Eva Will Hays having died on January 17, 1991, and leaving a Last Will and Testament dated May 31, 1988, appointing Abner L. Jones as Executor and Letters Testamentary having been granted to Abner L. Jones, Executor by the Chancery Court, Maury County, Tennessee, in the Estate of Eva Will Hays, being Probate File No. P-020-91.
>
> Said Deed is subject to the terms and conditions of the Master Deed and By-laws of Westlawn Green's Homeowner's Association of record in Book 5238, Page 863, Register's Office of Davidson County, Tennessee, and all amendments thereto, including but not limited to the amended By-laws of Westlawn Green of record in Book 6748, Page 423, Register's Office of Davidson County, Tennessee

THIS PROPERTY IS IMPROVED PROPERTY LOCATED at:
Unit A-202, 4425 Westlawn Drive, Nashville, TN 37209

TO HAVE AND TO HOLD the above described real estate together with all improvements situated thereon and appurtenances thereunto belonging unto the said Grantee and Grantee's heirs and assigns, in fee simple forever.

I COVENANT with the said Grantee that I am lawfully seized and possessed of the above described real estate, that I have good and lawful right to sell and convey the same and that the same is unencumbered, and I bind myself and my heirs and representatives to forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

WITNESS my hand this 3rd day of May, 1991.

Estate of EVA WILL HAYS, Deceased

BY: Abner L. Jones
Abner L. Jones, Executor

STATE OF TENNESSEE )
) SS
COUNTY OF DAVIDSON )

PL32 05/03 0101 03CHECK 112.60

Before me, Eli Z. Jacobs, a Notary Public within and for the State and County aforesaid, personally appeared Abner L. Jones as Executor of the Estate of Eva Will Hays, Deceased, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon his several oaths acknowledged himself to be the Executor of the Estate of Eva Will Hays, Deceased, and that he as such Executor, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing his name as such Executor.

WITNESS my hand and official seal at Nashville, Tennessee, this 3rd day of May, 1991.

Eli Z. Jacobs
Notary Public

My commission expires: Jan 11, 1992

ELI Z. JACOBS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires Jan. 11, 1992

The description contained in this Deed is the same description as in the previous deed of record.

(re\Hays.wty)

11815

IDENTIF. TREFERENCE

MAY 3 3 34 PM '91

FELIX Z. WILSON JR. REG.
DAVIDSON COUNTY TN.



**OFFICIAL RECEIPT**

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

RECEIVED OF _____

FOR _____

BOOK 8345 PAGE 76

| | | |
|---|---|---|
| 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 32000.00
CON TX 105.60
PRFEE 1.00
WDEED 6.00
TOTAL 112.60
CHECK 112.60

05/03/91 01 15:34 0001 9132

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11815

IDENTIF. TREFERENCE

MAY 3 3 34 PM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 418781