4,035

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THIS INSTRUMENT PREPARED BY:

Franklin A. Berryman, Esq.
Nashville City Center
511 Union Street, Suite 900
Nashville, Tennessee 37219-1742

BOOK 8362 PAGE 795

GENERAL WARRANTY DEED

ADDRESS NEW OWNERS	SEND TAX BILLS TO	MAP/PARCEL NO.
Alfred T Rogers, Jr. 3800 Harding Place Nashville, TN 37215	Same	Map 103-6A Parcel 8

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value for this transfer, whichever is greater, is $ 40,500.00.

Subscribed and sworn to before me, this 30th day of May, 1991.

Affiant

My Commission Expires:
September 25, 1993

Notary Public

FRANKLIN A. BERRYMAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the sufficiency and receipt of which are hereby acknowledged, the undersigned, Two Mile Development Corporation (the "Grantor"), a Tennessee corporation, has bargained and sold, and by these presents does transfer, sell, assign, set over and convey unto Alfred T. Rogers, Jr. (the "Grantee"), his heirs and assigns, the real property located in Davidson County, State of Tennessee, described as follows (the "Property):

> Unit No. A-4 of Dunham's Station Condominium created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6697, page 901, Register's Office of Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Dunham's Station Condominium as set forth in Exhibit A-2 of said Master Deed for a more complete description of such unit.
>
> Being the same property conveyed to Two Mile Development Corporation by deed from Clarence N. Matthews and wife, Margie Matthews of record in Book 7827, page 238, Register's Office of Davidson County, Tennessee.

Grantor does hereby further transfer, sell, assign and set over unto Grantee all fixtures and appliances located in the Property and any and all appurtenances related to the Property.

This conveyance is made subject to the following:

1. Taxes for 1990, unpaid and delinquent.

2. Taxes for 1991, a lien, but not yet due and payable.

3. Restrictive covenants of record in Book 2541, page 577, Davidson County Register's Office.

4. The Plan of record in Book 2330, page 95, Davidson County Register's Office and the setback lines and easements set forth therein.

5. Surveyor's report dated November 8, 1983 by Sam L. McIllwain showing the following encroachment: "Sidewalk along White Bridge Road encroaching on the premises for an area estimated to be less than 10 feet in total.

6. Master Deed, By-Laws, and Plat of Dunham's Station Condominium of record in Book 6697, page 901, Davidson County Register's Office.

This is improved property, known as condominium unit A-4, Dunham's Station Condominium, 246 White Bridge Road, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD the Property and all appurtenances, estate, title and interest thereto belonging, unto Grantee, his heirs and assigns, forever.

Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property, in fee simple, that Grantor has good right, power, title and authority to convey the same, and that the same is unencumbered, except as set forth above.

Grantor does further covenant and bind Grantor, its successors and assigns, to warrant and forever defend the title to the Property unto Grantee, his heirs and assigns, forever against the lawful claims of all persons whomsoever.

WITNESS Grantor's signature on this the 30th day of May, 1991.

18233 RECEIVED FOR RECORD MAY 30 4 13 PM '91

TWO MILE DEVELOPMENT CORPORATION

By: J Grant Hurd

Title: President

6678 05/30 0101 03CHECK 140.65

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Franklin A Bengman of the state and county mentioned, personally appeared J Grant Hurd, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of Two Mile Development Corporation, a Tennessee corporation, and that he as such officer, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such officer.

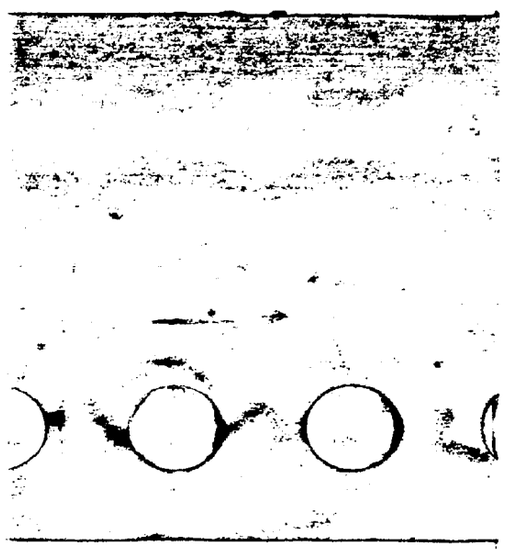
Witness my hand and seal, at office in Nashville, Tennessee this 30th day of May, 1991.

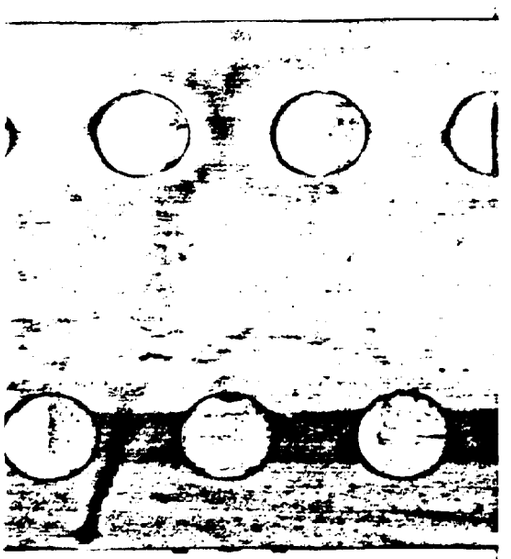
NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

Franklin A Bengman
Notary Public

My Commission Expires:
September 25, 1993

20010074/01/02





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8362 PAGE 797

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 40500.00
CON TX 133.65
PRFEE 1.00
WDEED 6.00
TOTAL 140.65
CHECK 140.65

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 52-30-91 01 114 0001 6678

18233

IDENTIFICATION

MAY 30 4 13 PM '91

No. 426232