file box 8/jcb

BOOK 8351 PAGE 383

Address New Owner as follows:
Maria
Steven M. & ~~Marie~~ I. Fine
4400 Charleston Place Circle
Nashville, TN 37215

Send tax bills to:
Owner

Map-Parcel:
7DA-45496
130-08-B-007.00C

RE-RECORD BOOK 8374 PAGE 133

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **WILLIAM H. EDWARDS, JR. and wife, DIANE P. EDWARDS,** hereinafter collectively called Grantor, has bargained and sold, and by these presents does transfer and convey unto **STEVEN M. FINE and wife, ~~MARIE~~ MARIA I. FINE,** hereinafter collectively called Grantee, Grantee's heirs and assigns, certain real property lying and being situated in the County of Davidson, State of Tennessee, described as follows, to-wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 14, Lot No. 1 on the plan of Charleston Place Condominium Site Plan Lots 1 and 2, of record in Book 5200, page 593, Register's Office for said County, which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to William H. Edwards, Jr. and wife, Diane P. Edwards by deed from Batson-Bellebrook Associates, a Tennessee Joint Venture composed of Union Financial Corporation and Frank Batson Quality Homes, Inc. of record in Book 6819, page 876, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract of land, together with the appurtenances, easements, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs, representatives and assigns forever.

AND GRANTOR COVENANTS with the said Grantee that they are lawfully seized and possessed of said property, that they have a good right to convey it, and that the same is unencumbered except for (1) taxes for the year 1991 to be assumed by Grantee; (2) the Master Deed recorded in Book 5965, page 880, as amended in Book 6071, page 499, and made applicable by supplemental declaration in Book 6122, page 319, Register's Office for Davidson County, Tennessee; (3) and the plan of record in Book 5200, page 593, said Register's Office, to all of which this conveyance is made subject.

AND GRANTOR further covenants and binds themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said property to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

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IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 10th day of May, 1991.

William H. Edwards
WILLIAM H. EDWARDS, JR.

Diane P. Edwards
DIANE P. EDWARDS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named WILLIAM H. EDWARDS, JR. and wife, DIANE P. EDWARDS, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this 10th day of May, 1991.

NOTARY PUBLIC

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My commission expires: 9/26/92

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $235,000.00.

1849/05/14 0101 03CHECK 782.50

AFFIANT

Sworn to and subscribed before me this 10th day of May, 1991.

NOTARY PUBLIC

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My commission expires: 9/26/92

This instrument was prepared by:
John N. Popham
Tune, Entrekin & White
21st Floor, First American Center
Nashville, Tennessee 37238

RE-RECORD

221 3 30 PM '91

IDENTIF. TREFERRED BY

MAY 14 12 29 PM

FELIX Z. [illegible]
DAVIDSON COUNTY

141047

2741 06/13 0101 03CHECK 6.00