PREPARED BY (AND RETURN TO):
**WILKINS & IVEY,** Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (cb) (Title No: 30734)
Dav. Co. File: Box 8

**State of Tennessee**
**County of Davidson**
The actual consideration or value, whichever is greater, for this transfer is: $ 260000.00

Affiant

Sworn and subscribed before me this 14th day of June, 1991.

Notary Public

My Comm. Expires: Oct 9, 1991

**ADDRESS NEW OWNER:**
Karen Duffy Kromer
4309 Belmont Park Terrace
Nashville, TN 37215

**MORTGAGEE:**
SouthTrust Bank of Middle Tennessee
1801 West End Avenue
Nashville, TN 37203

**MAP-PARCEL NUMBERS**
16DA-40285, 131-7-C-100

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Margaret S. Littman, a single person,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Karen Duffy Kromer,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 1 on the plan of Square Acres, of record in Book 5800, page 122 and amended in Exhibit C to the Master Deed in Book 6494, page 41, Register's Office for said County which plan and Exhibit "C" are incorporated herein and made a part hereof by reference.

BEING the same property conveyed to Margaret S. Littman by deed from Juanita Williams Wilson and Robert Houston Williams, the heirs at law of Bobbie Alma Williams, of record in Book 8193, page 370, Register's Office for Davidson County, Tennessee

The property herein conveyed is subject to the restrictions, easements, liens and other matters set forth in the Master Deed and By-Laws of record in Book 6494, Page 41, said Register's Office, and to the matters set forth in the referenced Condominium Plan of record.

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Jun 17 10 46 AM '91

4296 06/17 0101 03CHECK 865.00

**This is improved property, known as:** 4309 Belmont Park Terrace, Nashville, TN 37215

**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, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this 14th day of June, 1991.

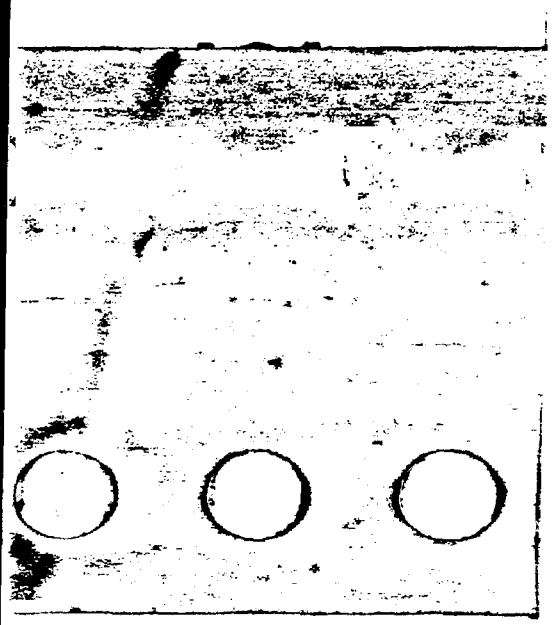
Margaret S. Littman

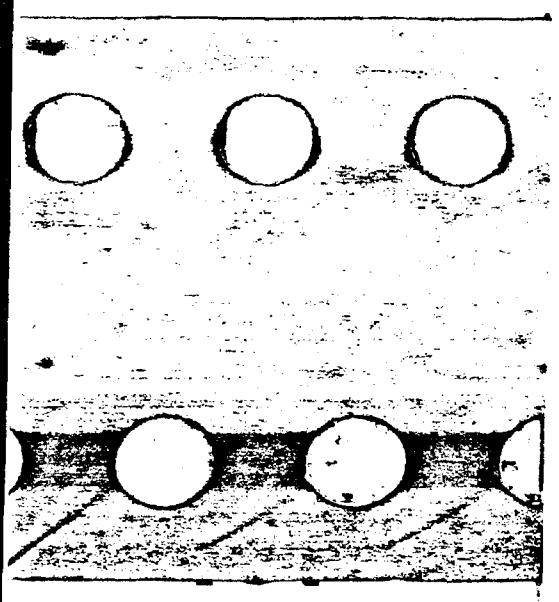
**State of Tennessee**
**County of Davidson**

On this 14th day of June, 1991, before me the undersigned authority, personally appeared Margaret S. Littman, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: Oct 9, 1991

Notary Public





**OFFICIAL RECEIPT**

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

RECEIVED OF _____

FOR _____

BOOK 8375 PAGE 537

| | | |
|---|---|---|
| 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
260000.00
CON TX 858.00
PRFEE 1.00
WDEED 6.00
TOTAL 865.00
CHECK 865.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/17/91 01 10:49 0001 4296

22618

REGISTER'S OFFICE

Jun 17 10 46 AM '91

No. 431335