# WARRANTY DEED

FROM: Christopher G. Kennon and wife, Kay W. Kennon
TO: Douglas Wagner and wife, Brenda Wagner

Address New Owner(s):

Mr. & Mrs. Wagner K-3
6640 Charlotte Pike
Nashville, TN 37209

Send Tax Bills to:
Freeman Webb Developers
2205 State Street
Nashville, Tennessee 37203

Map-Parcel No.
102-7-A-58CO

This instrument prepared by: Mimi S. Hurd, Attorney at Law, 2205 State Street, Nashville TN 37203

Mail

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $38,737.10.

Douglas Wagner
AFFIANT

MIMI S. HURD NOTARY PUBLIC AT LARGE STATE OF TENN.

Subscribed and sworn to before me, this the 24th day of May, 1991.

NOTARY PUBLIC

My commission expires: May 20, 1992

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS, cash in hand paid by the hereinafter named Grantees and other good and valuable considerations, the receipt of which is hereby acknowledged, CHRISTOPHER G. KENNON and wife, KAY W. KENNON, hereinafter called "Grantors," have this day bargained and sold, and do hereby transfer and convey unto DOUGLAS WAGNER and wife, BRENDA WAGNER, hereinafter called "Grantees", their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Apartment Unit K-3 of West Meade Condominium created under Title 66, Chapter 27, Sections 101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 5923, Page 704, and amended in Book 6277, page 653, 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 Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of West Meade Condominium of record in Book 5200, page 430, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Christopher G. Kennon and wife, Kay W. Kennon by Warranty Deed from Freeman Webb Developers, Inc. of record in Book 6332, page 118, Register's Office for Davidson County, Tennessee.

This is improved property, known as Unit No. K-3, West Meade Condominium, 6680 Charlotte Pike, Nashville, Tennessee 37209.

IT is understood and agreed that Grantees will assume the indebtedness secured by a Deed of Trust of record in Book 6332, Page 122, said Register's Office for Davidson County, Tennessee, and as amended by an Amendment To Deed of Trust of record in Book 7057, Page 881, said Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees, their heirs and assigns, forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except:

1. Taxes for the year 1991, funds for which are held in escrow by Freeman Webb Developers, Inc.

2. All terms and provisions of the Master Deed of record in Book 5923, Page 704, Register's Office, Davidson County, Tennessee. Said Master Deed was amended in Book 6277, Page 653.

3. All terms and provisions of the Charter of West Meade Condominium Association, Inc., of record in the Office of the Secretary of State of Tennessee and in the

Register's Office for Davidson County, Tennessee, and the By-Laws and Rules and Regulations of said corporation.

4. Easements, restrictions and encroachments as shown on the plat of West Meade Condominium of record in Book 5200, page 430, Register's office, Davidson County, Tennessee.

5. Sanitary sewers and/or storm drainage easement conveyed to Metropolitan Government of Nashville, Davidson County, Tennessee of record in Book 4520, page 836, said Register's Office.

6. A deed of trust from Christopher G. Kennon and wife, Kay W. Kennon to Stephen C. Baker, Trustee in favor of Freeman Webb Developers, Inc. executed May 31, 1984, recorded in Book 6332, Page 122, Register's Office for Davidson County, Tennessee, as amended by an Amendment to Deed of Trust of record in Book 7057, Page 881 to secure the payment of a note in the original amount of $41,400.00 payable as therein specified.

7. Such liens and other matters, if any, against which Grantees' title insurer commits to insure Grantees from loss as provided in the title insurance policy provided Grantees by Grantor.

8. Rights of tenants under existing lease, if any. Grantors further covenant and bind themselves, their heirs, successors and assigns, to warrant and forever defend the title to said real estate to said Grantees, their heirs and assigns, against the lawful claims of all persons.

9. A perpetual easement for ingress and egress set forth in Deed of Trust of record in Book 4141, page 743, as corrected in Book 4265, page 587, Register's Office for Davidson County, Tennessee.

Grantees, as part of the consideration for this conveyance, further agrees to pay all real property taxes assessed against the real property herein conveyed to Grantees on or before January 1 of each year following the year for which such taxes are assessed. Grantees agree that if such taxes are not paid by said date, then Freeman Webb Developers, Inc. shall have the right to collect from Grantees the amount of such taxes paid plus interest from the date of such payment at the highest rate permitted to be charged under the laws in effect from time to time, together with all costs of collection, including reasonable attorneys' fees. This covenant of Grantees shall be binding upon their heirs, personal representatives, successors and assigns, and shall be deemed to be a covenant running with the real property herein conveyed until January 1, 1994, at which time the covenant of Grantees contained in this paragraph shall automatically expire.

Grantees by acceptance of this deed hereby join in and accept, and agree to be bound by the foregoing instruments creating West Meade Condominium and West Meade Condominium Association, Inc. Said Grantees further agree hereby to pay all assessments whether special or general which are levied by West Meade Condominium Association, Inc. in connection with West Meade Condominium. Grantees specifically consent to the terms and conditions of Paragraph 7 of the Master Deed as amended providing for the retention of a lien in favor of the Association to secure the payment of all such assessments and power of sale to enforce the assessment lien.

24174.

IDENTIFICATION REFERENCE

JUN 20 1 37 PM '91

FELIX Z. WILKINS, REGISTER
DAVIDSON COUNTY, TN

IN WITNESS WHEREOF, the parties have executed this instrument on this 20th day of June, 1991, effective as of the 1st day of July, 1991.

"GRANTORS"

Christopher G. Kennon

Kay W. Kennon

"GRANTEES"

Douglas Wagner

Brenda Wagner

STATE OF TEXAS
COUNTY OF WILLIAMSON

Personally appeared before me, PAULA ALMAZAN, a Notary Public in and for said County and State, Christopher G. Kennon and Kay W. Kennon, the bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at WILLIAMSON Co. TEXAS, ~~Tennessee~~, this 19th day of JUNE, 1991.

Paula Almazan
Notary Public

My commission expires:

PAULA ALMAZAN
NOTARY PUBLIC
STATE OF TEXAS
Commission Expires 2-6-94

STATE OF Tennessee
COUNTY OF Davidson

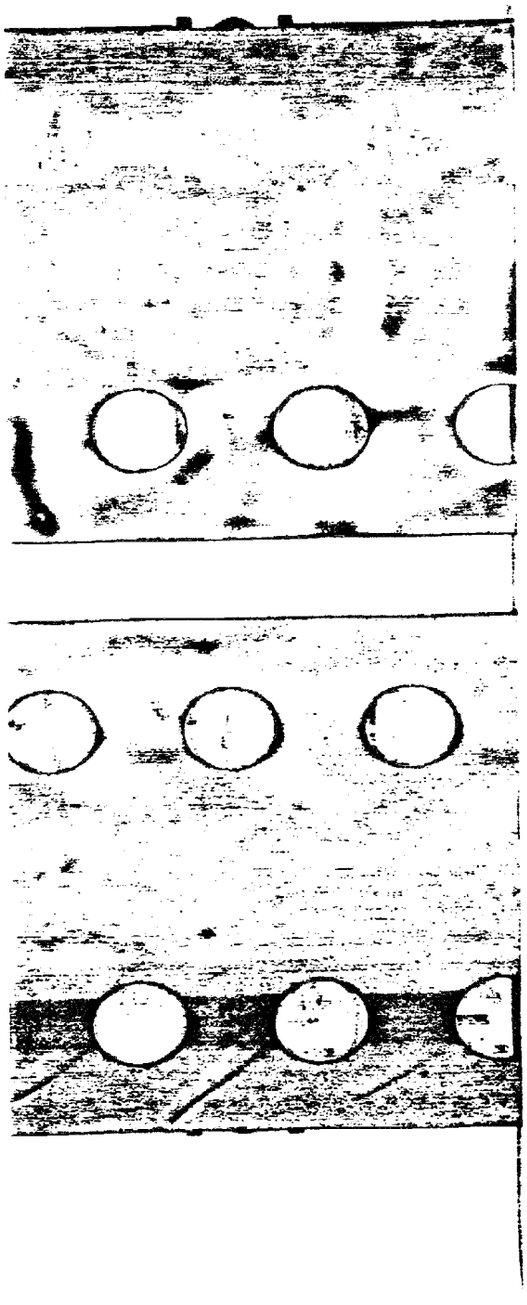
Personally appeared before me, Mimi S. Hurd, a Notary Public in and for said County and State, Douglas Wagner and Brenda Wagner, the bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of June, 1991.

Mimi S. Hurd
Notary Public

My commission expires: May 20, 1997

6074 06/20 0101 03CHECK 137.71



**OFFICIAL RECEIPT**

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

RECEIVED OF _____

FOR _____

BOOK 8379 PAGE 322

| | | |
|---|---|---|
| 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 38737.10 |
| | | | | CON TX 127.71 |
| | | | | PRFEE 1.00 |
| | | | | WDEED 9.00 |
| | | | | TOTAL 137.71 |
| | | | | CHECK 137.71 |
| 06/20/91 | 01 | | | 13:38 0001 6074 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

24174.

IDENTIFICATION REFERENCE

JUN 20 1 37 PM '91

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TN

No. 433082