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Box 37 LL

| Address New Owner: | Map-Parcel Numbers: | Send Tax Bills To: |
|---|---|---|
| Susan Whitten<br>Unit 119<br>4400 Belmont Park Terrace<br>Nashville, TN 37215 | 131-03-0-A<br>119CO | same |

This instrument prepared by: Boult, Cummings, Conners & Berry (___)
222 Third Avenue, North, P.O. Box 198062, Nashville, TN 37219

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, KRISTA D. SWENSSON (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to SUSAN WHITTEN (the "Grantee"), Grantee's heirs and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference (the "Property").

This conveyance includes Grantor's undivided interest in and to the general and/or restricted common areas and facilities of Arden Place, Section One.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties.

2. Matters shown on the Plan of Arden Place, Section One, of record in Book 4675, page 29, Register's Office for Davidson County, Tennessee.

3. Covenants, Conditions and Restrictions of record in Book 4628, page 473, and Book 4754, page 455, Register's Office for Davidson County, Tennessee (collectively, the "Declarations").

This is improved property, known as Unit 119, Arden Place, Section One, 4400 Belmont Park Terrace, Nashville, Tennessee 37215.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $113,500.00.

Susan S. Whitten
Affiant

Subscribed and sworn to before me this 29th day of July, 1991.

Loretta D. Lanes
Notary Public
My Commission Expires: 5/23/94

NOTARY PUBLIC
COUNTY

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's heirs and assigns, forever.

Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth hereinabove.

Grantor further covenants and binds herself, her heirs and assigns to warrant and forever defend the title to the Property to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

Grantee, by acceptance hereof, hereby joins in and accepts and agrees to be bound by all of the terms, provisions, conditions, covenants and restrictions contained in the Declarations as such may be amended from time to time, and any By-Laws and Rules and Regulations adopted pursuant to the Declarations. Grantee specifically consents to and acknowledges the terms and conditions of the Declarations providing for the retention of a lien in favor of the Arden Place Homeowners Association, Inc. to secure the payment of all assessments or other charges against the Property.

Mark Hogan, husband of Krista D. Swensson, joins in this conveyance for the express purpose of waiving or relinquishing any marital rights he may have in the property and for no other purpose.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 26 day of July, 1991.

Krista D. Swensson

Krista D. Swensson

Mark Hogan

Mark Hogan

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me Loretta B. Lane, Notary Public, KRISTA D. SWENSSON, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 26 day of July, 1991.

Loretta B Lane

Notary Public

My Commission Expires: 5/23/92

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, Loretta B. Lane, Notary Public, MARK HOGAN, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 26 day of July, 1991.

Loretta B Lane
Notary Public

My Commission Expires: 5/23/94

wp:LBLSwenWD

34507

REGISTER'S OFFICE DAVIDSON

JUL 29 1 22 PM '91

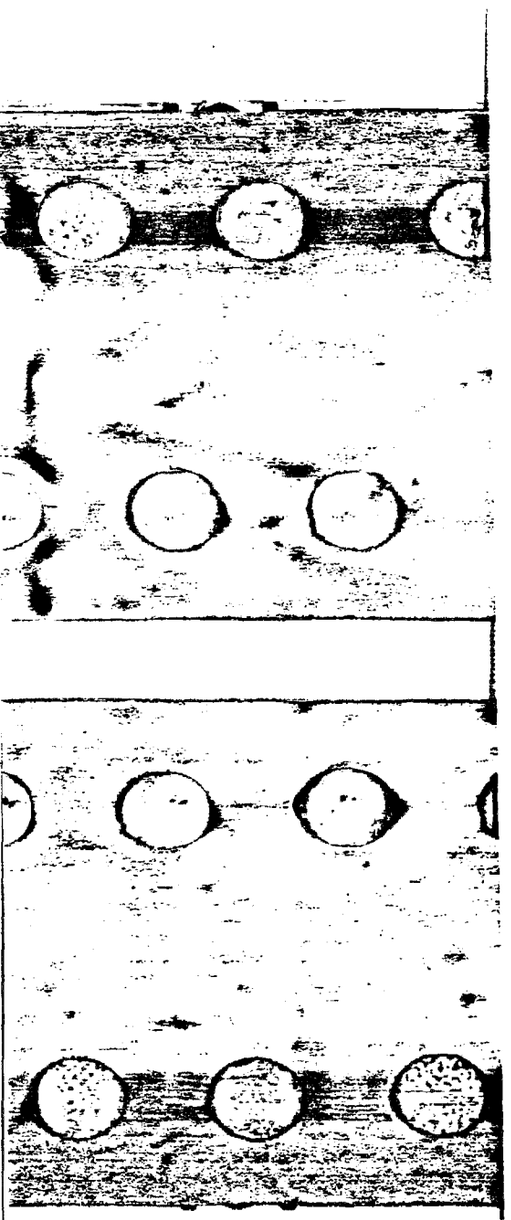
EXHIBIT A



Land in Davidson County, Tennessee being Unit 119, also known as Building Site No. 119 on the Plan of Arden Place, Section One, of record in Book 4675, page 29, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Krista D. Swensson by deed of record in Book 7392, page 605, Register's Office for Davidson County, Tennessee.

5950 07/29 0101 03CHECK 432.95



**OFFICIAL RECEIPT**

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

RECEIVED OF _____

FOR _____

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| | | |
|---|---|---|
| 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 113500.00
CON TX 419.95
PRFEE 1.00
WDEED 12.00
TOTAL 432.95
~~PUFFK 432.95~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

~~7-29-91 01 13:24 0001 5950~~

345U7

IDENTIFICATION REFERENCE

Jul 29 1 22 PM '91

No. 444909