Box 60

This Instrument Prepared By:

THOMAS I. BOTTORFF
Attorney at Law
One Maryland Farms, Suite 102
Brentwood, Tennessee 37027
(615) 371-0800

BOOK 8411 PAGE 301

WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Map-Parcel Nos. |
|---|---|---|
| Ann E. Boardman<br>21 Vaughns Gap Rd. #53<br>Nashville, TN 37205 | Metropolitan Federal<br>P. O. Box 995<br>Nashville, TN 37202-0995 | 129-15-A-53 |

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration or true value of this transfer whichever is greater, is $51,586.43.

Ann E. Boardman
Affiant

Subscribed and sworn to before me this 31st day of July, 1991.

Mary Lynn Nickell
Notary Public

My Commission Expires: 10-5-93

**********

FOR AND IN CONSIDERATION OF the sum of TEN AND 00/100 DOLLARS ($10.00), cash in hand paid, and the assumption of a Deed of Trust of record in Book 7680, page 898, assigned in Book 7680, page 907, Register's Office, Davidson County, Tennessee, WILLIAM K. SPIVEY, JR. AND WIFE ANN M. SPIVEY (hereinafter "Grantor") have this day bargained and sold, and by these presents do hereby sell, transfer and convey unto ANN E. BOARDMAN, unmarried, (hereinafter "Grantee"), her heirs, successors and assigns, the following described real property located in Davidson County, Tennessee, to wit:

Unit No. 53 of Belle Meade Highlands Condominium, created under Title 66, Chapter 27, Section 101, et seq., Tennessee Code Annotated, and as established by a Master Deed of record in Book 7091, page 301, Register's Office, 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.

Being the same property conveyed to William K. Spivey, Jr. and wife Ann M. Spivey by Warranty Deed from United Residuals, Limited, a Tennessee Limited Partnership, of record in Book 7680, page 895, Register's Office, Davidson County, Tennessee.

This conveyance is subject to:

1. 1991 real property taxes.

2. Deed of Trust from William K. Spivey, Jr. and wife Ann M. Spivey to Wes Turner, Trustee, of record in Book 7680, page 898, Register's Office, Davidson County, Tennessee, to secure to United Residuals, Limited the payment of a promissory note dated September 23, 1988, in the original principal amount of $53,400.00; said Deed of Trust was assigned to Metropolitan Federal Savings & Loan Association by instrument of record in Book 7680, page 907, Register's Office, Davidson County, Tennessee.

3. Those matters which may be shown in the Master Deed and the exhibits thereto of record in Book 7091, page 302, Register's Office, Davidson County, Tennessee.

TO HAVE AND TO HOLD said property, with the appurtenances, estate, title and interest thereto belonging to Grantee, their heirs, successors and assigns, forever.

AND Grantor does covenant with the said Grantee they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and same is unencumbered except for those matters hereinabove mentioned.

AND Grantor does further covenant and bind themselves, their heirs, successors and assigns, to warrant and forever defend the title to said land to Grantee, their heirs, successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 31st day of July, 1991.

William K. Spivey Jr.
WILLIAM K. SPIVEY, JR.

Ann M Spivey
ANN M. SPIVEY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, WILLIAM K. SPIVEY, JR. AND WIFE ANN M. SPIVEY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal this 31st day of July, 1991.

Mary Lynn Hickmell
Notary Public

My Commission Expires: 10/5/93

3584.0

IDENTIFICATION REFERENCE

AUG 1 2 32 PM '91

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

9787 08/01 0101 03CHECK 197.86



**OFFICIAL RECEIPT**

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

RECEIVED OF _____

FOR _____

BOOK 8411 PAGE 303

| | | |
|---|---|---|
| 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 | 51586.43 |
| CON TX | 190.86 |
| PRFEE | 1.00 |
| WDEED | 6.00 |
| TOTAL | 197.86 |
| CHECK | 197.86 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 08/01/91 61 74135 0001 9787

3 5. 8. 4. 0.

IDENTIFICATION REFERENCE

AUG 1 2 32 PM '91

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

No. 446385