*This Instrument Prepared By:*
*HAROLD REEVES, ATTORNEY P.C.*
*640 Spence Lane, Suite 218*
*Nashville, TN 37217*
*(615) 361-6679*

*File Box 24*

BOOK 8424 PAGE 888

ADDRESS NEW OWNER:
James Russell Elkins
108 Holly Forest
Nashville, Tennessee 37221

SEND TAX BILL:
*To Owner*

MORTGAGEE:

MAP AND PARCEL:
MAP 142-8-A
PARCEL 5 CO
9D-2156

**WARRANTY DEED**

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Martha Ann Woodmore, unmarried hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto James Russell Elkins, unmarried , hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Unit No.5 on the Plan of Phase 1, Coronada Town Home Condominiums, of record in Plat Book 4860, page 26, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Martha Ann Woodmore, by deed from Herbert A. Berry and wife, Dorislyn J. Berry of record in Book 6979, Page 721, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

The premises herein conveyed is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act"as set out in Section 66-027-101 et seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to easements, rights and interest in favor of other unit owners and all sewer, water, electrical telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal property Regime of Coronada Town Home Condominiums, of record in Book 4901, page 679; amended in Book 5202, page 329; Book 5306, Page 241; Book 5522, Page 675; Book 5869, Page 269; Charter of recordin Book 6132, Page 118, Register's Office for Davidson County, Tennessee; and such easements and setback lines of record in Plat Book 4860, page 26, Register's Office for Davidson County, Tennessee.

Taxes for 1991 have been pro-rated and assumed by Grantee(s).

This is improved property known as 108 Holly Forest, Nashville, TN 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James Russell Elkins, unmarried, his heirs and assigns, forever; and I, Martha Ann Woodmore, unmarried do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 20th day of August, 1991.

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Martha Ann Woodmore

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Martha Ann Woodmore, unmarried 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 20th day of August, 1991.

NOTARY PUBLIC

My Commission Expires: 5/22/93

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 116,500.00.

AFFIANT

Subscribed and sworn to before me this 20th day of August, 1991.

NOTARY PUBLIC
My Commission Expires: 5/22/93

40575

IDENTIFICATION

Aug 21 11 47 AM '91

5321 08/21 0101 03CHECK 438.05

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

**RECEIVED OF** _____

**FOR** _____

BOOK 8424 PAGE 890

| | | |
|---|---|---|
| CO CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD WARRANTY DEED | UCC UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

| | |
|---|---|
| CAMT | 116500.00 |
| CON TX | 431.05 |
| PRFEE | 1.00 |
| WDEED | 6.00 |
| TOTAL | 438.05 |
| CHECK | 438.05 |

08/21/91 01 11:47 0001 5321

40575

IDENTIFICATION REFERENCE

Aug 21 11 47 AM '91

FELIX Z. WILSON, II
REGISTER

**No.** 451840