car4436/mmt:08/01/91
WNP030-002

BOOK 8434 PAGE 236

FROM: SAMUEL F. PICKERING, JR.

TO: LUCY BOND HOFFMAN

THIS INSTRUMENT PREPARED BY:
DEARBORN & EWING, ATTORNEYS
SUITE 1200, ONE SOVRAN PLAZA
NASHVILLE, TENNESSEE 37239-1200

| Address New Owner as follows: | Send Tax Bills to: | Map-Parcel No. |
|---|---|---|
| Lucy Bond Hoffman<br>#31 Belle Meade Tower<br>105 Leake Ave.<br>Nashville, Tn. 37205 | SAME | Map 116-13-C<br>Parcel 31 |

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $119,900.00.

William D. Hoffman III
Affiant

Subscribed and sworn to before me, this the 30th day of August, 1991.

Carol R. Rugg
Notary Public

My Comm. Expires: 3/27/93

GENERAL 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 considerations, the receipt and sufficiency of which are hereby acknowledged, I, Samuel F. Pickering, Jr., hereinafter called "GRANTOR", have bargained and sold, and by these presents do transfer and convey unto Lucy Bond Hoffman, hereinafter called "GRANTEE", her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

7425 09/03 0101 03 CHECK 453.63

(SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN.)

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth on Exhibit A.

This is improved property known as #31 Belle Meade Tower, 105 Leake Avenue, Nashville, Tennessee 37205.

The property conveyed in this instrument is not the usual place of residence of the GRANTOR.

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, her heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that he is lawfully seized 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; and GRANTOR does further covenant and bind himself, his heirs, successors, assigns, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this 1st day of August, 1991.

Samuel F. Pickering, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Samuel F. Pickering, Jr., the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 1st day of August, 1991.

NOTARY PUBLIC

My Commission Expires: 7/23/94

CATHY LINEBAUGH NOTARY PUBLIC AT LARGE STATE OF TENN.

EXHIBIT A

A certain condominium apartment in Davidson County, Tennessee, described as follows, to wit:

Apartment No. 31 in Belle Meade Tower, a horizontal property regime, located at 105 Leake Avenue in Nashville, Davidson County, Tennessee, as shown on the plat of Belle Meade Tower, recorded in Book 4175, page 159, Register's Office for Davidson County, Tennessee, to which reference is hereby made. Parking Space No. 28 in the garage attached to the building of Belle Meade Tower is a limited common element for the exclusive use of the co-owner of said apartment.

Being the same property conveyed to Samuel F. Pickering and Katharine R. Pickering, by deed from Ann Harwell Wells and Carolyn Harwell Carr, devisees under the Last Will and Testament of Coleman A. Harwell, deceased, of record in Book 7297, page 595, Register's Office for Davidson County, Tennessee, and being the same property devised to Samuel F. Pickering, Jr. under the Last Will and Testament of Samuel F. Pickering, Sr., of record in Will Book 170, page 647, Probate Court for Davidson County, Tennessee. The said Katharine R. Pickering having predeceased Samuel F. Pickering.

The above property is conveyed subject to the following:

1. 1991 Metropolitan Government taxes.

2. Terms, conditions, easements, rights and liens as set forth in the Master Deed of Belle Meade Tower, and the By-Laws appended thereto, of record in Book 4469, page 530, as corrected in Book 4494, page 489, and as amended in Book 4631, page 407, Book 4631, page 410, Book 4851, page 950, and Book 5046, page 828, said Register's Office.

3. All matters as shown on the Plan of record in Book 4175, page 159, said Register's Office.

4. Easement granted to American Telephone & Telegraph Company for cutting and trimming trees, of record in Book 1207, page 547, said Register's Office.

5. Building clearance easement of two feet in width granted A. J. Reich et ux, their heirs and assigns, of record in Book 3183, page 201, said Register's Office.

6. Sanitary sewer and/or storm drainage easement and any temporary construction easements of record in Book 3839, page 983, said Register's Office.

7. Sanitary sewer and/or storm drainage easement and any temporary construction easements of record in Book 4790, page 319, said Register's Office.

8. Permanent and temporary easements for the construction of bridge and channel change granted Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4355, page 696, said Register's Office.

9. Rights of others in and to the common elements.

SEP 3 3 21 PM '91

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Box 1

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

RECEIVED OF _____

FOR _____

BOOK 8434 PAGE 239

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

CAMT 119900.00
CON TX 443.63
PRFEE 1.00
WDEED 9.00
TOTAL 453.63

RECEIPT IS NOT VALID UNTIL CHECK IS PAID ONE BANK 453.63

09/03/91 01 15:23 0001 7425

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SEP 3 3 21 PM '91

No. 455719