G#320-1

FILE IN BOX #14
MAP 104-09-0-K
PARCEL 110.00
FB#: 26W-10061

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $ 93,000.00 .

Jeff Donald Gwaltney
Affiant

Subscribed and sworn to before me this the 3rd day of September, 1991.

My Commission Expires: 11/10/91

Notary Public

THIS INSTRUMENT PREPARED BY:
DENNEY, LACKEY & CHERNAU, 424 Church Street, Suite 1350, Nashville, TN 37219

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: MORTGAGEE: |
|---|---|
| JEFF DONALD GWALTNEY | "NEW OWNER" |
| (Name) | (Name) |
| c/o 4033 Lancashire Drive | |
| (Street Address) | (Street Address) |
| Antioch, TN 37013 | |
| (City) (State) (Zip Code) | (City) (State) (Zip Code) |

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee(s)", and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, we, JACK D. GWALTNEY and wife, ETHELENE GWALTNEY, hereinafter called the "Grantors", have bargained and sold, and by these presents do transfer and convey unto JEFF DONALD GWALTNEY, a married person, hereinafter called the "Grantee", his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Unit No. 110, The Montclair, as described in the Master Deed establishing Horizontal Property Regime of The Montclair, of record in Book 7332, Page 380, Register's Office for Davidson County, Tennessee, and as amended by instrument of record in Book 7902, Page 113, said Register's Office, together with an undivided interest in the common elements appurtenant to such Unit, as described in said Master Deed, as amended.

BEING the same property conveyed to Jack D. Gwaltney and wife, Ethelene Gwaltney, by Deed from BancBoston Mortgage Corporation, a Florida corporation, of record in Book 7937, Page 588, Register's Office for Davidson County, Tennessee.

THE LEGAL DESCRIPTION CONTAINED HEREIN IS THE SAME AS IN THE PREVIOUS DEED.

THIS conveyance is subject to terms and provisions of the Master Deed, including the Plan of Condominium Units, the By-Laws and the other exhibits attached thereto, of record aforesaid and as amended, said Register's Office; restrictive covenants as contained in the Deed of record in Book 6846, Page 838, said Register's Office; any and all easements, if any, and rights-of-way for public utilities

applicable to this property; and taxes for the current year which have been assumed by the Grantee herein.

THIS TRANSACTION HAS BEEN CLOSED BY THE FIRM OF DENNEY, LACKEY & CHERNAU BASED UPON VERBAL INFORMATION AND DIRECTIONS FROM THE RESPECTIVE PARTIES. THE PARTIES ACKNOWLEDGE AND UNDERSTAND THAT THE CLOSING AGENT HAS RELIED ON INFORMATION PROVIDED TO IT AND DOES NOT REPRESENT THE ACCURACY THEREOF.

THIS is improved property, known as UNIT NO. 110, THE MONTCLAIR, 3818 WEST END AVENUE, NASHVILLE, TENNESSEE 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and Grantors do covenant with the said Grantees that we are 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 Grantors do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their 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.

IN WITNESS WHEREOF, the Grantors have caused their names to be affixed hereto on this 3rd day of September, 1991.

Jack D. Gwaltney
JACK D. GWALTNEY

Ethelene Gwaltney
ETHELENE GWALTNEY

SEP 5 1 42 PM '91

8272 09/05 0101 03CHECK 351.10

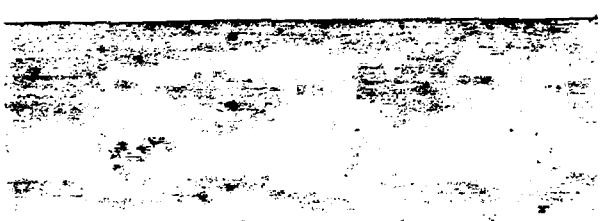
STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named JACK D. GWALTNEY and wife, ETHELENE GWALTNEY, 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 3rd day of September, 1991.

My Commission Expires: 11/10/91

Notary Public



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

RECEIVED OF _____

FOR _____

BOOK 8436 PAGE 698

| | | |
|---|---|---|
| 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 93000.00
CON TX 344.10
PRFEE 1.00
WDEED 6.00
TOTAL 351.10
CHECK 351.10
09/05/91 01 13:44 0001 8272

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4472.20

IDENTIFICATION

SEP 5 1 42 PM '91

**No.** 456552