Book 10

BOOK 8523 PAGE 619

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 80,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 7th DAY OF January, 19 92

Notary Public

MY COMMISSION EXPIRES Sept. 25 1993
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

American Title and Trust, Suite 210, 392 Harding Place, Nashville, Tennessee 37211

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP/PARCEL NUMBERS |
|---|---|---|
| Larry R. Grass | Fleet National Bank | 117-03C116C0 |
| (NAME) | (NAME) | |
| 116 Hillsboro Place | 11200 W. Parkland Avenue | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, Tennessee 37215 | Milwaukee, WI 53224 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Cardette Distributing Company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Larry R. Grass, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 116 on the plan of Hillsboro Place Condominiums, of record in Book 5200, page 725, and amended in Book 5200, pages 757 and 758, all in the Register's Office for said County, and to which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Cardette Distributing Co., Inc. by deed from Hillsboro Place Corporation, a Tennessee corporation, of record in Book 6483, page 104, Register's Office, Davidson County, Tennessee.

This conveyance is subject to any and all existing easements of record.

This conveyance is made subject to all provisions and requirements of the Tennessee Horizontal Property Act as set out in Sec. 64-2701 et seq. of the Tennessee Code Annotated and the By-Laws of the administration thereof; all restrictions, easements, etc., rights and interest in favor of other unit owners; options, burdens, assessments and undertakings etc. contained in the Master Deed of record in Book 6244, page 394, and in Book 6285, page 209, said Register's Office.

The legal description is the same as the previous deed of record.

unimproved ( ) This is improved (X) property, known as 116 Hillsboro Place, Nashville, Tennessee 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we 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 we 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.

Witness my hand this 7th day of January, 19 92

Cardette Distributing Company
By: Charles Hall, President

STATE OF TENNESSEE
COUNTY OF

BOOK 8523 PAGE 620

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor ____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that ____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Charles W. Hand and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the President and _____ respectively of the Cardette Distributing Co., In.c the within named bargainor, and corporation, and that he as such President and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Charles W. Hand as such President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville, TN on this the 7th day of January 19 92.

My commission expires Sept. 25, 1993

Notary Public

7.4951

IDENTIFICATION REFERENCE

JAN 7 1 41 PM '92

4895 01/07 0101 03CHECK 304.85

WARRANTY DEED

FROM
Cardette Distrubiting Co., Inc.

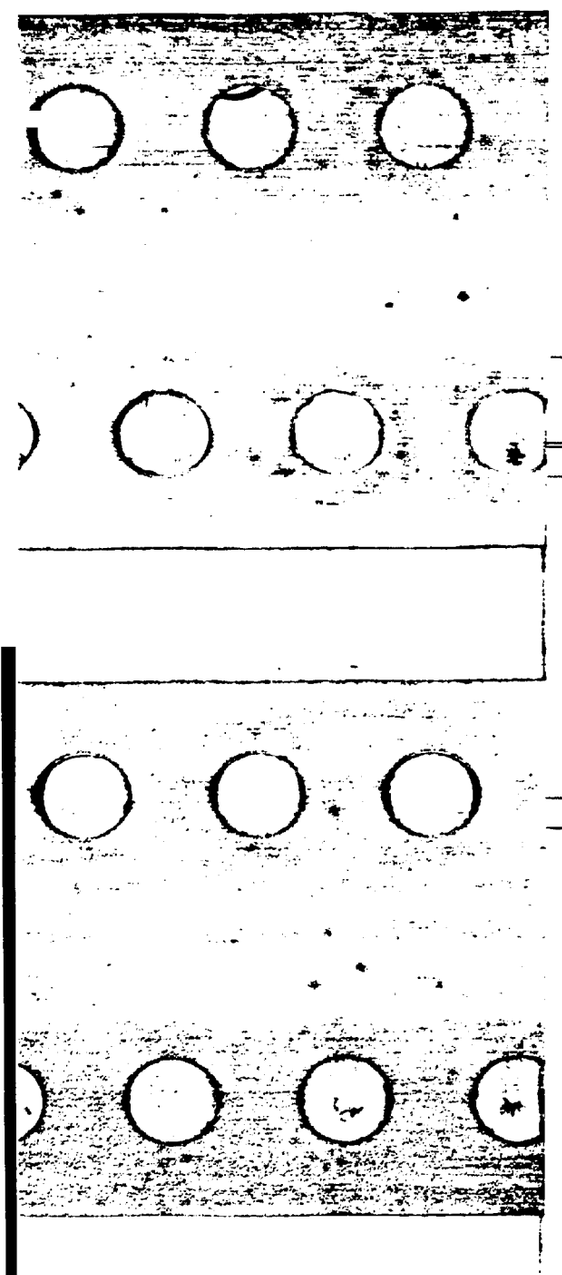
TO
Larry D. Grass

RETURN TO:
American Title & Trust, Inc.
Suite 230, 392 Harding Pl
Nashville, TN 37211

**OFFICIAL RECEIPT**

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____ BOOK 8523 PAGE 621

| | | |
|---|---|---|
| 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 80500.00
CON TX 297.85
PRFEE 1.00
WDEED 6.00
TOTAL 304.85
CHECK 304.85

01/07/92 01 13:42 0001 4895

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.4.9.5.1:

IDENTIFI REFERENCE

JAN 7 1 41 PM '92

FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY

No. 491328