File Box 38
10571

# WARRANTY DEED

BOOK 8542 PAGE 236

*THIS INSTRUMENT PREPARED BY*

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| LUCIANNE BINKLEY MUDTER | NEW OWNER | Map 116-16-C |
| (NAME) | (NAME) | |
| 3915 Estes Road, Unit 1 | | Parcel 1 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, Tennessee 37215 | | F.B.#7DA91998 |
| (CITY) (STATE) (P. O. ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN 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, VIRGINIA EDGERTON TRUST

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LUCIANNE BINKLEY MUDTER

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

Land in Davidson County, Tennessee, being Unit No. 1, together with the appurtenant interest in the common elements of Estes Chase, a horizontal property regime established by Master Deed, of record in Book 6847, page 593, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed.

Being the same property conveyed to Virginia Edgerton Trust by deed from Page E. Kelley Trust of record in Book 8374, page 172, said Register's Office.

This conveyance is subject to: (1) 1992 taxes, which have been prorated and assumed by the Grantee herein; (2) Covenants, Conditions, Restrictions and Agreements of record in Book 6847, page 593; and (3) Easements of record in Boo 3885, page 748, said Register's Office.

7970 02/04 0101 03CHECK 617.50

8 1 3 3 2

IDENTIFICATION REFERENCE

FEB 4 8 27 AM '92

REGISTER OF DEEDS DAVIDSON COUNTY, TN

This is improved (XX) unimproved ( ) property, known as 3915 Estes Road, Unit 1, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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 hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 28th day of January, 19 92

VIRGINIA EDGERTON TRUST

By: Michael Conn Co-Trustee

BY: Katherine Conn CoTT
Katherine Conn Co-Trustee

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STATE OF ~~TENNESSEE~~ PENNSYLVANIA
COUNTY OF DELAWARE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael Conn and Katherine Conn, as Co-Trustees of the Virginia Edgerton Trust with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 28TH day of January, 19 92.

My commission expires _____ Notary Public _____

NOTARIAL SEAL
RICHARD J. LITTLE, Notary Public
Radnor Twp., Delaware County
My Commission Expires February 27, 1995

STATE OF _____
COUNTY OF _____

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

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 165,000.00

Lucianne Binkley Mudter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF January, 92

MY COMMISSION EXPIRES 4-22-95 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM VIRGINIA EDGERTON TRUST

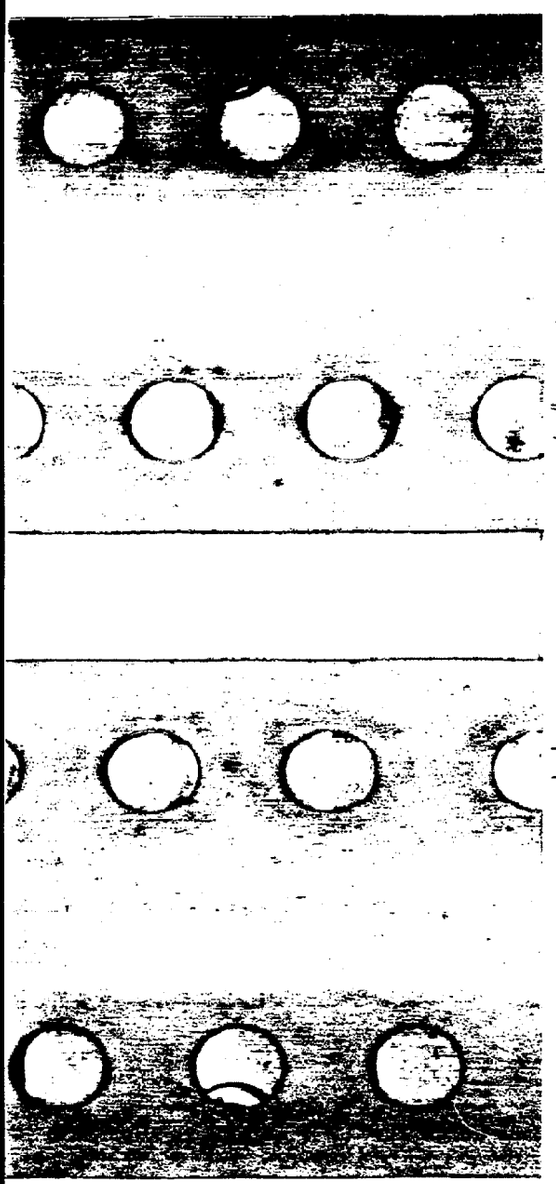
TO LUCIANNE BINKLEY MUDTER

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

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



RECEIVED OF _____

FOR _____

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| | | |
|---|---|---|
| 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 165000.00
CON TX 610.50
PRFEE 1.00
WDEED 6.00
TOTAL 617.50
CHECK 617.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

81332

IDENTIFICATION REFERENCE

FEB 4 8 27 AM 92

DAVIDSON COUNTY, TN

02/04/92 01 08:27 0001 7970

**No.** 498591