Bo. 44

BOOK 8591 PAGE 447

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $53,000.00

Affiant

Subscribed and sworn to before me, this 1st day of ~~March~~ April, 1992.

Notary Public

My Commission Expires: 11-21-92

This instrument prepared by:
Gullett, Sanford, Robinson & Martin
P. O. Box 2757
Third Floor
230 Fourth Avenue North
Nashville, TN 37219-0757

| Address new owner as follows: | Send Tax Bills to: | Map-Parcel Numbers |
|---|---|---|
| Anne H. Webber | Same | 116-13-C-33.00 |
| 105 Leake Avenue #33 | | 7DZ-28022 |
| Nashville, TN 37205 | | |

## 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 consideration, the receipt of which is hereby acknowledged, **LOUISE B. TURNER, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **ANNE H. WEBBER**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

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

Apartment No. 33 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. 47 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 Louise B. Turner by deed from Mrs. Ann Gambill Coleman and Mrs. Nancy Gambill McDaniel of record in Book 5460, page 362, Register's Office for said County.

This conveyance is made subject to:

1. 1992 Metro taxes, a lien not yet due and payable which have been prorated and assumed by Grantee. By acceptance of delivery of this

deed, Grantee assume and agree to timely pay such taxes and to indemnify and hold harmless Grantor of liability and loss from failure to pay such taxes.

2. Matters shown on the Plan of record in Book 4175, page 159, Register's Office for said County.

3. The premises herein described is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act", as the same is set out in Section 66-27-101, et seq, of the Tennessee Code Annotated, as amended, and is subject to the provisions of and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interests 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 buildings thereon; and also including without limitation, all conditions, covenants, restrictions, options, burdens, liens, assessments, and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime of Belle Meade Tower, of record in Book 4469, page 530, as amended by a deed of correction relating to the Master Deed of record in Book 4494, page 489, and further amended in Book 4631, page 407, and Book 4631 page 410,, Book 4851, page 950, Book 5046, page 828, Register's Office for said County, and the By-Laws appended thereto.

4. Easement granted by H. B. Alexander and wife, to American Telephone & Telegraph Company, for telephone line and for trimming trees, of record in Book 1207, page 547, said Register's Office.

5. A building clearance easement of two feet in width was granted to A.J. Reich and wife, their heirs and assigns, by an instrument of record in Book 3183, page 201, said Register's Office.

6. Easement for sanitary sewer and storm drainage improvements were granted Metropolitan Government of Nashville and Davidson County, Tennessee, by instrument of record in Book 3839, page 983, said Register's Office.

7. Permanent and temporary easements for the construction of bridge and channel changes were granted Metropolitan Government of Nashville and Davidson County, Tennessee, as more particularly set forth in an instrument of record in Book 4355, page 696, said Register's Office.

8. Agreement for Dedication of Easement for Storm Sewers and/or Sanitary Sewers granted to the Metropolitan Government of Nashville and Davidson County

This is improved property, known as 105 Leake Avenue #33, Nashville, Tennessee 37205

**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 and assigns, forever; and I 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, 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 31st day of March, 1992.

Louise B. Turner

**LOUISE B. TURNER**

Louise B. Turner

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LOUISE B. TURNER**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of March, 1992.

Betty R. Grimes
Notary Public

My Commission Expires: 11-21-92

BETTY R. GRIMES NOTARY PUBLIC DAVIDSON COUNTY

3 8 0 9 9:

IDENTIFICATION REFERENCE

APR 2 [illegible]

DAVIDSON COUNTY, TN

6458 04/02 0101 03CHECK 206.10

**OFFICIAL RECEIPT**

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8591 PAGE 450

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | CAMT | 53000.00 |
| | | | CON TX | 196.10 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 9.00 |
| | | | TOTAL | 206.10 |
| | | | CHECK | 206.10 |

04/02/92 01 09:59 0001 645B

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

98099

IDENTIFICATION REFERENCE

APR 2 10 00 AM '92

DAVIDSON COUNTY, TN

No. 517359