G#8081-3

FILE IN BOX #14
MAP 026-07
PARCEL 165
FB#GO-20870

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $ 105,000.00 .

Affiant

Subscribed and sworn to before me this the 24th day of April , 1992.

My Commission Expires: 7/24/93

Notary Public

JOHN P. COOK NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT PREPARED BY: CHERNAU, MILAM & WEISS, P.C.
424 Church Street, Suite 1350, Nashville, Tennessee 37219

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: |
|---|---|
| TERESA A. STARR | UNION PLANTERS NATIONAL BANK |
| (Name) | (Name) |
| 102 Buckingham Court | 401 Union Street |
| (Street Address) | (Street Address) |
| Goodlettsville, TN 37072 | Nashville, TN 37219 |
| (City) (State) (Zip Code) | (City) (State) (Zip Code) |

5 9 6 RECEIVED FOR RECORD AND RECORDED IDENTIFICATION

DEED 05'92 0101 03CHECK 395.50

# 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, **WILMA E. MILLER, unmarried**, hereinafter called the **"Grantor"**, has bargained and sold, and by these presents does transfer and convey unto **TERESA A. STARR, unmarried**, hereinafter called the **"Grantee"**, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 243 on the Plan of Windsor Green, Phase II, Section II, a Planned Unit Development, as of record in Plat Book 6900, Page 549, and as amended in Book 7649, Page 288, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Wilma E. Miller, unmarried, by Deed from Phillips Builders, Inc., of record in Book 8081, Page 257, Register's Office for Davidson County, Tennessee.

THIS is improved property, known as 102 BUCKINGHAM COURT, GOODLETTSVILLE, TENNESSEE 37072.

**THE CONVEYANCE OF THE ABOVE PROPERTY IS MADE SUBJECT TO THE FOLLOWING:**

1. Said premises are restricted by all of the requirements, conditions, easements, assessments, liens, uses, restrictions, limitations, burdens and other undertakings, including the rights and interests of other lot owners within Windsor Green; and including the requirement that all owners of lots in Windsor Green to be members of the Windsor Green Homeowners' Association, Inc., subject to assessment

for the payment of costs incident to the maintenance of the common areas, the improvements thereon, and the administrative expenses of the Association, and providing for a lien to secure the payment thereof which is secondary to any first mortgage all as contained in instruments executed by the Grantor and in the Declaration of Covenants, Conditions and Restrictions, of record in Book 6406, Page 929, said Register's Office, which said instruments are included in this Deed by reference and made a part thereof the same as though copied herein verbatim.

2. By-Laws of Windsor Green Homeowners' Association, Inc., of record in Book 6406, Page 942, said Register's Office.

3. Easements and minimum building setback lines, conditions of the Owner's Certificate and dedication of common areas as shown on the Plan of Windsor Green, of record as aforesaid.

4. The fee title herein conveyed shall not extend beyond the individual lot lines or upon any roads which have been dedicated to the public, or upon any walkway, or other common property, and the fee title to such common property (designated "Common Area" on the Plan of Windsor Green) as vested in Windsor Green Homeowners' Association, Inc., for the common enjoyment of all members of said Association, by Deed of record in Book 7864, Page 369, said Register's Office.

5. The fee title herein conveyed shall not extend beyond the individual lot lines or upon any roads which have been dedicated to the public.

6. Taxes for the current year which have been prorated and assumed by the Grantee herein.

**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 Grantee, her heirs 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/or assigns, 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.

**IN WITNESS WHEREOF,** the Grantor has hereunto subscribed her name this 24th day of April, 1992.

Wilma E. Miller
**WILMA E. MILLER**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

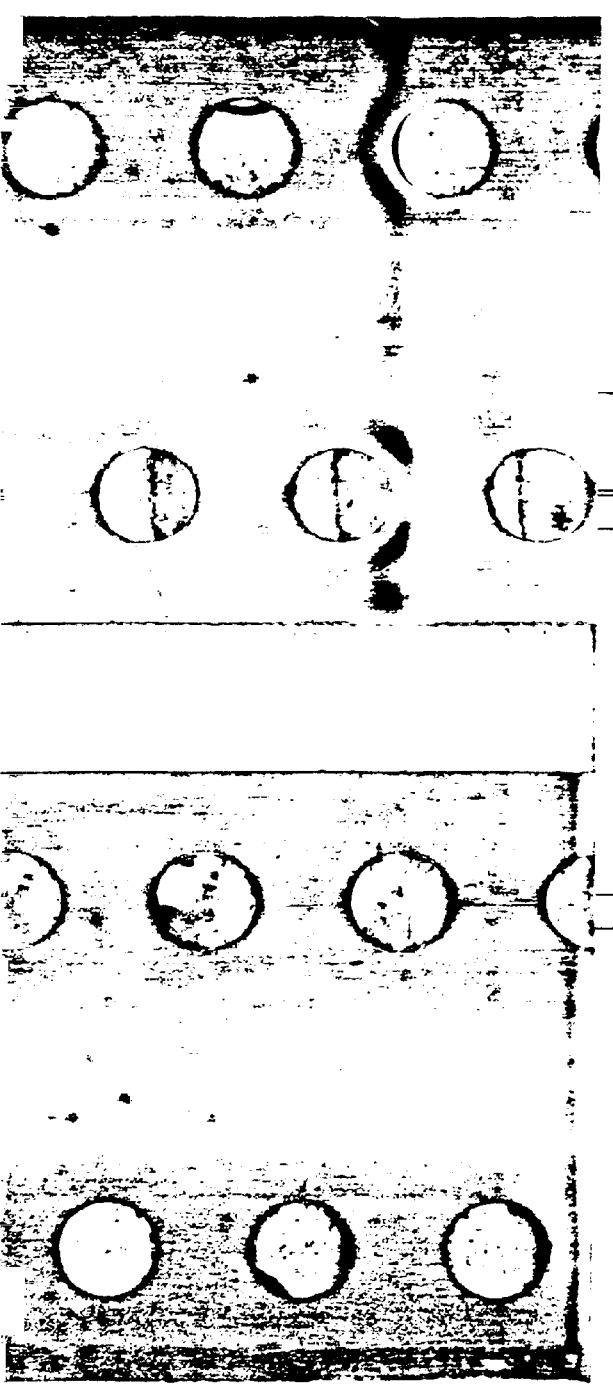
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **WILMA E. MILLER, unmarried**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 22nd day of April, 1992.

My Commission Expires: 1/24/93 John T. Cook
Notary Public

JOHN T. COOK NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

\WP51\KG\WINDSOR.PUD



**OFFICIAL RECEIPT**

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8615 PAGE 454

| | | |
|---|---|---|
| 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 105000.00
CON TX 388.50
PRFEE 1.00
#DEED 6.00
TOTAL 395.50
CLERK 395.50
10:38 0001 2580

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/01/92 01

MAY 1 10 39 AM '92

FELIX Z. WILSON
DAVIDSON COUNTY TN.

IDENTIF. REFERENCE

06596

No. 526838