# WARRANTY DEED

*THIS INSTRUMENT PREPARED BY* BOOK 8688 PAGE 1

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Ste 220
Nashville, Tennessee 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| BARBARA S. JACKSON | NEW OWNER | Map 104-14-F |
| (NAME) | (NAME) | |
| 2842 Woodlawn Drive, Unit 3 | | Parcel 3 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, Tennessee 37215 | | F.B. 7DA92798 |
| (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, HENRY C. MCCALL d/b/a Woodlawn Court Condominium

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BARBARA S. JACKSON, UNMARRIED

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 3 on the Plan of Woodlawn Court Condominiums of record in Plat Book 6900, page 862, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Woodlawn Court Condominiums, a horizontal property regime established by Master Deed of record in Book 7792, page 360, said Register's Office.

Being the same property conveyed to Henry C. McCall d/b/a Woodlawn Court Condominium by deed from Kathleen Mary Ferguson, unmarried of record in Book 8608, page 560, said Register's Office.

This conveyance is made subject to: (1) 1992 Taxes, which have been prorated and assumed by the Grantee; (2) Covenants, Conditions and Restrictions of record in Book 7792, page 360; (3) Charter of record in Book 7794, page 952, amended in Book 8237, page 335; (4) Storm Water Detention Agreement of record in Book 7264, page 166; and (5) All matters appearing on the Plan of record in Plat Book 6900, pages 862 and 863, said Register's Office.

This is not now, nor has it ever been, the principal residence of the Grantor herein.

3 1 9 9 5

IDENTIF. REFERENCE

JUL 30 9 45 AM '92

FELIX A. HUDSON REGISTER DAVIDSON COUNTY TN.

0526 07/30 0101 03CHECK 415.63

unimproved ( )
This is improved (XX) property, known as 2842 Woodlawn Drive, Unit 3, 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 27th day of July, 19 92

Henry C. McCall

HENRY C. MCCALL

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 8683 PAGE 2

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HENRY C. MCCALL

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office, this 27th day of July, 19 92.

My commission expires Jan. 23, 1993 Notary Public Wanda Sue Hoyle

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 Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 109,900.00

Barbara S. Jackson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF July, 19 92.

MY COMMISSION EXPIRES: 1-22-95 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM HENRY C. MCCALL

TO BARBARA S. JACKSON, UNMARRIED

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 109900.00
CON TX 406.63
PRFEE 1.00
WDEED 8.00
TOTAL 415.63
CHECK 415.63

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/30/92 01 09:46 0001 0526

3 1 9 9 5

IDENTIF. TREFERENCE

JUL 30 9 46 AM '92

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN

**No.**555188