BOOK 8744 PAGE 23

This Instrument Was Prepared By:
BAKER, CAMPBELL & PARSONS
Attorneys At Law
303 Church Street, Suite 300
Nashville, Tennessee 37201

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Caroline Gray Trabue
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF September, 19 92

Jan B. Parsons
Notary Public

MY COMMISSION EXPIRES: 5-22-95

(AFFIX SEAL)

NAME	ADDRESS
ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Caroline Gray Trabue (NAME)	Same (NAME)	116-13-C-32
105 Leake Avenue, Unit 32 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37205 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt and sufficiency of which consideration is hereby acknowledged, **MARGARET G. STANFORD**, unmarried (hereinafter referred to as the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **CAROLINE GRAY TRABUE** (hereinafter referred to as the "Grantee"), the Grantee's heirs and assigns, the following described land situated in Metropolitan Nashville, Davidson County, Tennessee (hereinafter referred to as the "Property"), to-wit:

> Apartment No. 32, 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, of the Register's Office for Davidson County, Tennessee, and described in the Master Deed recorded in Book 4469, Page 530, as amended in Deed of Correction relating to the Master Deed of record in Book 4494, Page 489, and as further amended by instruments of record in Book 4631, Page 407; Book 4631, Page 410; and Book 4851, Page 950, of the Register's Office for Davidson County, Tennessee, to which reference is hereby made. Parking Space No. 61, in the garage attached to the building of Belle Meade Tower, is a limited common element for the exclusive use of the owner of said apartment.
>
> Being the same property conveyed by deed to Margaret G. Stanford, of record in Book 5515, Page 16, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as Unit 32, 105 Leake Avenue, Nashville, Tennessee 37205.

with the appurtenances, hereditaments, estate, title and interest thereto appertaining. **TO HAVE AND TO HOLD** the Property to the Grantee, and the Grantee's heirs and assigns, forever.

And the Grantor, for the Grantor and for the Grantor's heirs, executors and administrators, does hereby covenant with the Grantee, and the Grantee's heirs and assigns, the

following: the Grantor is lawfully seized and possessed of the Property in fee simple; the Grantor has full power, authority and right to convey the Property; and the Property is free from all encumbrances, except for the following: **(1)** easement granted by H.B. Alexander, and wife, to American Telephone and Telegraph Company for telephone line and for trimming trees, of record in Book 1207, Page 547, Register's Office for Davidson County, Tennessee; **(2)** a building clearance easement of two feet in width granted to A. J. Reich and wife, their heirs and assigns, by instrument of record in Book 3183, Page 201, Register's Office for Davidson County, Tennessee; **(3)** easements for sanitary sewer and, or, storm drainage improvements granted to Metropolitan Government of Nashville and Davidson County, Tennessee, by instrument of record in Book 3839, Page 983, Register's Office for Davidson County, Tennessee; **(4)** permanent and temporary easements for the construction of bridge and channel changes granted to Metropolitan Government of Nashville and Davidson County, Tennessee, as more particularly set forth in an instrument of record in Book 4355, Page 696, Register's Office for Davidson County, Tennessee; **(5)** the Property is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as the same is set forth in Tennessee Code Annotated §§ 64-27-102, et. seq., and is subject to the provisions 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, assessments and other undertakings contained in the Master Deed Establishing A Horizontal Property Regime of Belle Meade Towers, of record in Book 4469, Page 530, Register's Office for Davidson County, Tennessee, 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, and Book 4851, Page 950, said Register's Office; included in said Master Deed are easements reserved in said land for the benefit of owners of apartments in a horizontal property regime that may be established on adjoining property and reserving the rights to dedicate the common area in this land to be common elements of both horizontal property regimes; the developers also have reserved the right to relocate, expand, modify or extend existing driveways, parking areas and yards and to construct, expand, enlarge or relocate sewers, utility lines or service connections in order to serve the horizontal property regime that may be established on the adjoining property; said Master Deed also imposes restrictions and limitations on any co-owner, mortgagee or trustee under a trust deed insofar as the sale or leasing of the Property; **(6)** permanent utility easement granted to Nashville Gas Company of record in Book 6701, Page 203, Register's Office for Davidson County, Tennessee; **(7)** such other matters as are of record in the Register's Office for Davidson County, Tennessee; **(8)** applicable zoning and land

use regulations and laws; and **(9)** the lien for real property taxes for 1992. The Grantor further covenants and binds the Grantor, and the Grantor's heirs, executors and administrators, to warrant and forever defend the title to the Property to the Grantee, and the Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used, it shall be construed to include the masculine, feminine or neuter gender; and the singular number shall include the plural and the plural the singular, all as the context requires.

IN WITNESS WHEREOF, the Grantor hereunder sets her hand on this the 30th day of September, 1992.

GRANTOR: Margaret G. Stanford

Margaret G. Stanford

By: Margaret G. S. Palmer, Attorney-In-Fact

Margaret G. S. Palmer, Attorney-In-Fact
(See Power Of Attorney Of Record In Book 8740, Page 438, Register's Office For Davidson County, Tennessee)

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 30th day of September, 1992, before me, **David Bate Parsons**, a Notary Public in and for said State and County, personally appeared **Margaret G. S. Palmer**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Margaret G. Stanford**, and acknowledged that she executed the same as the free act and deed of the said Margaret G. Stanford.

WITNESS my hand and official seal at Nashville, Tennessee, this 30th day of September, 1992.

Notary Public At Large

My Commission Expires: July 23, 1994

50635

IDENTIFICATION REFERENCE

OCT 1 11 15 AM '92

DAVIDSON COUNTY, TN

PICK-UP

10/01 0101 13CHECK 512.50

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8744 PAGE 26

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	
				135000.00
			CON TX	499.50
			PRFEE	1.00
			WDEED	12.00
			TOTAL	512.50
			CHECK	512.50
10/01/92	01		11:16 0001	6062

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

50635.

IDENTIFI REFERENCE

OCT 1 11 15 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 575614