27

This instrument prepared by:
Stephen F. Wood, Sr., Esq.
SHERRARD & ROE
414 Church Street, Suite 2000
Nashville, Tennessee 37219

BOOK 8829 PAGE 977

**WARRANTY DEED**

| Address New Owner(s): | Send Tax Bills To: | Map/Parcel Nos. |
|---|---|---|
| West End Terrace, Inc.<br>c/o Clarence Sutherland<br>109 Kenner Avenue, Suite 100<br>Nashville, TN 37205 | Same | Map 103-2-C<br>Parcel 136 |

**FOR AND IN CONSIDERATION** of the sum of Fifteen Thousand Dollars ($12,000.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Bayron E. Binkley, Jr. (hereinafter referred to as the "Grantor"), does hereby transfer and convey unto West End Terrace, Inc., a Tennessee corporation (hereinafter referred to as the "Grantee") and to the said Grantee's heirs, successors, and assigns certain real estate in the County of Davidson, State of Tennessee, as more particularly described in Exhibit "A" attached hereto and incorporated herein by this reference (hereinafter referred to as the "Property"):

This is improved property known as 276 White Bridge Pike, Unit 136, Nashville, Tennessee 37209.

**TO HAVE AND TO HOLD** the said Property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its heirs, successors and assigns forever. Grantor covenants that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and that the same is unencumbered, except for those matters set forth on Exhibit "B" attached hereto and incorporated herein by this reference (hereinafter referred to as the "Permitted Title Exceptions"). Subject only to the Permitted Title Exceptions, Grantor further covenants and binds itself, its successors and representatives to warrant and forever defend forever the title to said Property to the Grantee and to the Grantee's heirs, successors and assigns against the lawful claims of all persons.

**IN TESTIMONY WHEREOF,** the Grantor has caused this instrument to be executed on the 31st day of December, 1992.

78817

IDENTIFICATION REFERENCE
Dec 31 3 29 PM '92

Bayron E. Binkley, Jr.

Bayron E. Binkley, Jr.

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Before me, Jana O. Yeary, a Notary Public in and for the County and State aforesaid, personally appeared Byron E. Binkley, Jr. with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) who upon oath acknowledged that he is the within named bargainor, and that he further acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 31st day of December, 1992.

Jana O. Yeary
Notary Public

My commission expires: 1-11-93

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

The actual consideration or value for this transfer of property is $12,000.

AFFIANT

Sworn to and subscribed before me
this 31st day of December, 1992.

NOTARY PUBLIC

My commission expires:

FEB 1-11-93

**EXHIBIT A**

Unit No. 136, as shown on the Plan of West End Terrace, a condominium development, together with an undivided percentage interest in the Common Elements appurtenant to said unit, as set forth in the Master Deed establishing West End Terrace, a Condominium, of record in Book 6657, page 549, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Bayron E. Binkley, Jr. by Quitclaim Deed from Consortium Properties, a partnership comprised of Bayron E. Binkley, Jr., and David Mason, of record in Book 8795, page 156, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

Permitted Title Exceptions

1. Taxes for 1993 and subsequent years.

2. Limitations and conditions imposed by the "Horizontal Property Act" as set out in Sections 64-2701, et seq. of the Tennessee Code Annotated.

3. The terms, provisions, covenants, conditions and rights established by and contained in the Master Deed and Bylaws for West End Terrace, a Condominium, recorded in Book 6657, page 549, Register's Office for Davidson County, Tennessee.

4. Restrictive Covenants contained in instrument of record in Book 3642, page 417, said Register's Office.

5. Rights with reference to an 8 inch sanitary sewer shown on Plans for project No. 64-s-16 on file in the Office of Metropolitan Sewerage Service Division, as referred to in deed of conveyance of record in Book 3840, page 386, said Register's Office.

6. Easement for sanitary sewers and/or storm drainage granted Metropolitan Government by William G. Blackman, of record in Book 3859, page 859, said Register's Office.

7. Permanent and temporary construction easements as set out in Final Order of record in Book 5894, page 97 and 101, said Register's Office.

8. An easement for television cable granted Viacom Cablevision by instrument of record in Book 5974, page 755, said Register's Office.

9. An unrecorded lease agreement with Home Coin Laundry dated December 6, 1977.

10. Rights of tenants in possession under existing leases.

7407 12/31 0101 03CHECK 65.40



**OFFICIAL RECEIPT**

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 8829 PAGE 982

| | | |
|---|---|---|
| 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 | 12000.00 |
| | | | CON TX | 44.40 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 20.00 |
| | | | TOTAL | 65.40 |
| | | | CHECK | 65.40 |

12/31/92 01 15:19 0001 7407



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.88 I 7.

IDENTIFICATION REFERENCE

DEC 31 3 20 PM '92

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

**No.** 606519