11583

# WARRANTY DEED

File Box 38 First Title and Escrow

*THIS INSTRUMENT PREPARED BY*

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

BOOK 8920 PAGE 752

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| THOMAS S. PRITCHETT | new owner | 117-8-B |
| (NAME) | (NAME) | |
| 105 Stokeswood Place | | 9.00 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, Tennessee 37215 | | 16DA 40448 |
| (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, RUTH ANN LEACH, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THOMAS S. PRITCHETT, 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 9 on the Plan of Revised Stokeswood Condominium of record in Plat Book 6200, page 438, 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 Stokeswood Condominiums, a horizontal property regime established by Master Deed of record in Book 6441, page 577, amended in Book 6453, page 620, and Book 6923, page 777, said Register's Office.

Being the same property conveyed to Ruth Ann Leach, unmarried by deed from Stokes Lane Partners, a Tennessee general partnership of record in Book 7242, page 948, corrected in Book 7358, page 541, said Register's Office.

This conveyance is made subject to: (1) 1993 Taxes, which have been prorated and assumed by the Grantor; (2) Covenants, Conditions, Restrictions and Agreements of record in Book 6441, page 577, amended in Book 6453, page 620, and in Book 6923, page 777; (3) Charter of record in Book 6470, page 149; (4) Storm water detention agreement of record in Book 6779, page 669; and (5) All matters appearing on the Plan of record in Plat Book 6200, page 438, said Register's Office.

William F. Harnisch, spouse of Ruth Ann Leach, joins in the execution of this instrument for the purpose of conveying any interest he may have in the subject property by virtue of his marriage to the said Ruth Ann Leach.

1 1 1:5: 1:

IDENTIFICATION REFERENCE

APR 20 10 22 AM '93

E. Z. WILSON II REGISTER DAVIDSON COUNTY, TN

7189 04/20 0101 03CHECK 367.90

This is unimproved (XX) improved ( ) property, known as 105 Stokeswood Place, 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 16th day of April, 19 93

Ruth Ann Leach by Larry Cherry atty in fact

~~RUTH ANN LEACH~~
By Larry Cherry, Attorney in Fact for Ruth Ann Leach by Power of Attorney recorded simultaneously herewith.

William F. Harnisch by Larry Cherry atty in fact

WILLIAM F. HARNISCH
By Larry Cherry, Attorney in Fact for William F. Harnisch, by Power of Attorney recorded simultaneously herewith.

STATE OF TENNESSEE
COUNTY OF _____ BOOK 8920 PAGE 753

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.

Witness my hand at office, this _____ day of _____, 19 ____.

My commission expires _____ Notary Public _____

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:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Larry Cherry, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact of, Ruth Ann Leach and husband, William F. Harnisch, and is authorized by Ruth Ann Leach and husband William F. Harnisch to execute this instrument on behalf of Ruth Ann Leach and husband, William F. Harnisch.

Witness my hand, at office, this 16th day of April, 1993.

My commission expires:
11-20-96

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 97,000.00

Thomas S. Pritchett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF April 1993

MY COMMISSION EXPIRES: 11-20-96
(AFFIX SEAL)

Notary Public

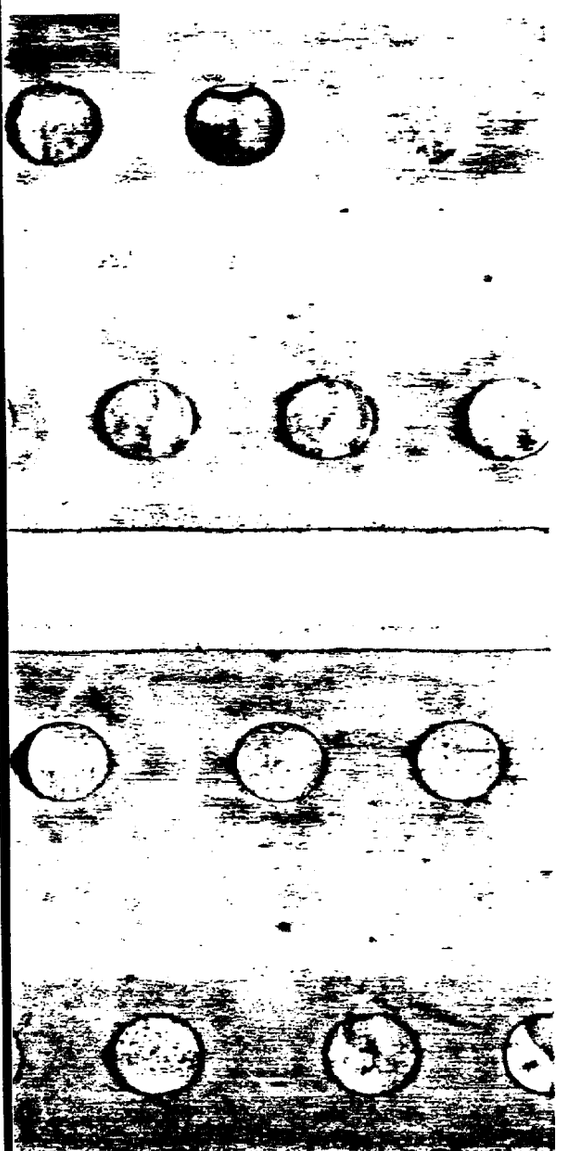
NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

**WARRANTY DEED**

**FROM** RUTH ANN LEACH and husband WILLIAM F. Harnisch

**TO** THOMAS S. PRITCHETT

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 _____

BOOK 8920 PAGE 754

| | | |
|---|---|---|
| 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 97000.00
CON TX 358.90
PRFEE 1.00
WDEED 8.00
TOTAL 367.90
CHECK 367.90

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 04/20/93 01 10:22:0001 7189

IDENTIFICATION REFERENCE

APR 20 10 22 AM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

**No.** 641929