BOOK 8926 PAGE 716

THIS INSTRUMENT PREPARED BY:
Mail
DEAN ROBINSON, ATTORNEY
3125 North Mt. Juliet Road
P. O. Box 425
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Doris E. Pridgen
814 Old Coach Place
Hermitage, TN 37076

MORTGAGEE:
None

SEND TAX BILLS:
New Owner

MAP-PARCEL:
64-12A-814
FB No. 4D 89646

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Evelyn McDonough, a widow,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Doris E. Pridgen,** hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> A certain condominium apartment in Davidson County, Tennessee, being Unit No. 814, of Fox Run Condominiums, Section 2, Phase 2, as of record in Book 5200, page 357, Register's Office for said County, to which reference is hereby made for a more complete and accurate description of said Unit.
>
> Being the same property conveyed to J. Irvin McDonough and wife, Evelyn McDonough, by deed from E. B. Pugh and wife, Sylvia C. Pugh, as of record in Book 6737, page 881, Register's Office for Davidson County, Tennessee. The said J. Irvin McDonough predeceased Evelyn McDonough leaving her as the surviving tenant by the entirety.

This is improved property known as 814 Old Coach Place, Hermitage, Tennessee 37076.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, and easements, covenants and conditions as shown on the Plan of record in Plat Book 5200, page 357, Register's Office for Davidson County, Tennessee.

This conveyance is expressly made subject to the matters shown on Exhibit A attached hereto and incorporated herein by reference.

Property taxes for the current year have been settled between the parties and will be paid by the Grantee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their 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 and representatives, to warrant and forever defend the title to the said land to the said Grantees, their 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.

Witness our hands this 16th day of April, 1993.

Evelyn McDonough
EVELYN MCDONOUGH

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Evelyn McDonough**, 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 Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 16th day of April, 1993.

Teresa L. Leat
NOTARY PUBLIC

My Commission Expires: 2-5-95

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater for this transfer is $ 85,000.00 .

Doris E Bridges
AFFIANT

Subscribed and sworn to before me this 16th day of April, 1993.

Teresa L Leat
NOTARY PUBLIC

My Commission Expires: 2-5-95

EXHIBIT A

The premises herein insured is a condominium established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, as amended, 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 interest 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 limitations all conditions, convenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Fox Run Condominiums, Section 2, Phase 2, of record in Book 5535, page 713, Register's Office for Davidson County, Tennessee.

Rights of others in and to the common elements.

Subject to the liens for any unpaid assessments and/or special assessments.

1307 6

IDENTIFI REFERENCE

APR 27 9 21 AM '93

ELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

9394 04/27 0101 03CHECK 327.50



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

RECEIVED OF _____ BOOK 8926 PAGE 719

FOR _____

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 85000.00
CON TX 314.50
PRFEE 1.00
WDEED 12.00
TOTAL 327.50
CHECK 327.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/27/93 01 09:21 0001 9384

1:307-6

IDENTIFICATION REFERENCE

APR 27 9 21 AM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 644085