STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $106,500.00

Anna K. Stein
Affiant

Subscribed and sworn to before me, this 20th day of July, 1993.

Wesley D. Turner
Notary Public

My Commission Expires: 7/22/95

This instrument prepared by:
George V. Crawford, Jr.
GULLETT, SANFORD, ROBINSON & MARTIN
P. O. Box 198888
Third Floor
230 Fourth Avenue North
Nashville, TN 37219-8888

| Address new owner as follows: | Send Tax Bills to: | Map-Parcel Numbers |
|---|---|---|
| Anna K. Stein<br>3902 Harding Road #402<br>Nashville, TN 37205 | SAME | 103-16-0-A 006.00CO<br>26W 09190 |

## WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **WILMA T. WARD**, unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **ANNA K. STEIN**, hereinafter called the Grantee, her heirs and assigns, a certain tract of land in Davidson County, State of Tennessee, described as follows:

UNIT NO. 402 of ROKEBY, a Condominium or horizontal property regime established by Master Deed of record in Book 4829, page 138, Register's Office for Davidson County, Tennessee, as amended in Book 4983, page 98, and Book 5096, page 409, Register's Office for said County; and shown on a "2nd Revised Plan" of record in Book 5060, page 16, Register's Office for said County. The said Unit is more fully depicted on the Plan of the 4th Floor of ROKEBY of record in Book 5060, page 143, Register's Office for said County.

Together with each and all of the rights, privileges and appurtenances thereunto belonging, as set forth in the said Master Deed and By-Laws, including without limitation such Unit's undivided percentage interest in the land and common elements, and its interest in any appurtenant limited common elements shown on the said Plan of record in Book 5060, page 143, said Register's office. Parking Space No. 69 shown on the said "2nd Revised Plan" of record in Book 5050, page 16, Register's Office for said County, is expressly assigned as a limited common element said Unit.

Being the same property conveyed to Wilma T. Ward by deed from The Rokeby Corporation, of record in Book 5306, page 183, Register's Office for said County.

This conveyance is made subject to:

1. 1993 State and County taxes, a lien not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this deed, Grantee assumes and agrees to timely pay such taxes and agrees to indemnify and hold harmless Grantor of liability and loss from failure to pay such taxes.

2. Master Deed creating a Horizontal Property Regime of record in Book 4829, page 138, and amended by Amendment to Master Deed and By-Laws of record in Book 4983, page 98, and further amended in Book 5096, page 409, and By-Laws of record in Book 4829, page 153, said Register's office, and amended in Book 5459, page 179, and Rules and Regulations of record in Book 4829, page 174, amended by instrument of record in Book 5035, page 193, Register's Office for said County.

3. Matters shown on the Plan of record in Book 4675, page 125, as amended in Book 4860, page 7; Book 5050, page 16 and of record in Book 5060, page 156, Register's Office for said County.

This is improved property known as 3901 Harding Road #402, Nashville, TN 37205.

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever; and I do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her 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 20th day of July, 1993.

Wilma T. Ward

Wilma T. Ward

6820 07/22 0101 03CHECK 403.05

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **WILMA T. WARD**, unmarried, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of July, 1993.

Wesley D. Turner

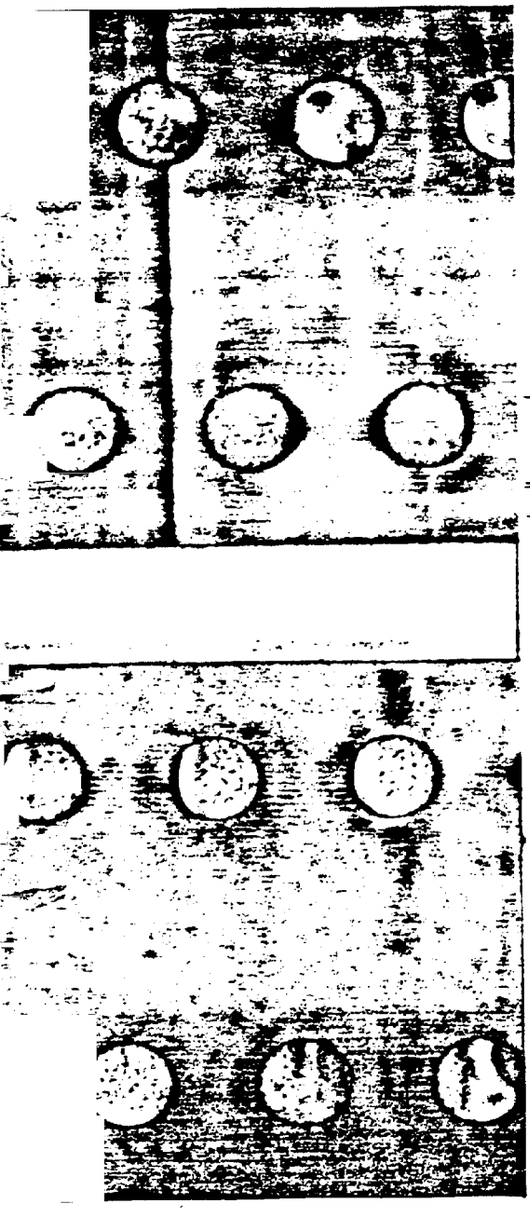
Notary Public

My Commission Expires: 7/22/95

WESLEY D. TURNER NOTARY PUBLIC STATE OF TENNESSEE

43707

93 JUL 22 PM 2:15



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

RECEIVED OF _____

FOR _____

BOOK 9021 PAGE 904

| | | |
|---|---|---|
| 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 106500.00
CON TX 394.05
PRFEE 1.00
MISC 8.00
TOTAL 403.05
CHECK 403.05

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/22/93 01 14:15 0001 6820

43707
IDENTIFICATION REFERENCE

93 JUL 22 PM 2:15
REGISTER
DAVIDSON COUNTY, TN

No. 677192