BOOK 9079 PAGE 379

BK 1106 PG 129

This instrument prepared by:
THOMAS N. JONES
339 Main Street
Franklin, Tn. 37064

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Betty A. Lingley	Same	142-7C-28
417 Bradford Green		9D-79990
Nashville, TN 37221		

WARRANTY DEED

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, **D. CAROL ERICKSON and GORDON WILLIAM BRUCK,** hereinafter called the Grantors, have bargained and sold and by these presents does transfer and convey unto **BETTY A. LINGLEY,** unmarried, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> Being Unit No. 28 of ASHLEY GREEN, a Horizontal Property Regime established pursuant to the provisions of the Tennessee Horizontal Property Act (Tennessee Code Annotated Sections 66-27-101 through 66-27-123; hereinafter referred to as the "Act") and the provisions of the Master Deed for Ashley Green of record in Book 7184, page 44, Register's Office for Davidson County, Tennessee, including without limitation the by-laws appended thereto of record in Book 7184, page 71, Register's Office as said Master Deed has been amended by the 1st Amendment to Master Deed for Ashley Green, of record in Book 7482, page 312, said Register's Office (collectively the "Master Deed"), to which Master Deed reference is here made for a more complete and accurate description of said unit;
>
> TOGETHER with an undivided percentage interest in the Common Elements (as defined in the Master Deed) appertaining to said unit and all other rights, powers, privileges and interests appertaining to said unit pursuant to the Master Deed;
>
> Being the same property conveyed to D. Carol Erickson and Gordon William Bruck (as to a one-half undivided interest each) by Quitclaim Deeds from William Bruck and Mary D. Bruck of record in Book 8814, page 463 and Book 8814, page 465, Register's Office of Davidson County, Tennessee, and being the same property conveyed to William Bruck etux, Mary D. Bruck by deed from Rochford Realty and Construction Co. of record in Book 7774, page 384, Register's Office of Davidson County, Tennessee.

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 GRANTORS do covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out;

Subject to the following restrictions and conditions:

1. 1993 taxes are a lien against the property; but same are not yet due and payable. Said taxes have been prorated between the parties, with grantors paying their pro rata part of said taxes to grantees, who will be responsible for payment of the 1993 taxes when they become due and payable.

2. The Plan of record in Book 6250, page 24, amended by instrument of record in Book 7184, page 112, RODC, TN.

3. By-Laws of Homeowners Association of record in Book 7184, page 71, RODC, TN.

4. Master Deed of record in Book 7184, page 44 and amended by instrument of record in Book 7482, page 312, corrected in Book 7467, page 279, said Register's Office, according to the Tennessee Horizontal Property Act as set forth in T.C.A. 66-27-101 et seq.

5. Easement for sanitary sewers as set forth in Book 5374, page 511, RODC, TN.

6. Easements of record in Book 5407, page 643, Book 6483, page 907, RODC, TN.

7. Storm Water Detention Agreement of record in Book 6880, page 121, RODC, TN.

8. Subject to any and all building and zoning regulations of City, County and State.

AND GRANTORS DO FURTHER covenant and bind themselves, their successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural and the plural the singular, and the use of any gender shall be applicable to all genders.

This improved property is known as 417 Bradford Green, Nashville, TN 37221.

WITNESS OUR HANDS this 13th day of August, 1993 in Franklin, TN.

D. Carol Erickson
D. CAROL ERICKSON

Gordon William Bruck
GORDON WILLIAM BRUCK
BY: D. CAROL ERICKSON, adty in fact
Attorney in Fact

State of Tennessee
County of Williamson

Before me, the undersigned Notary Public within and for the State and County aforesaid, personally appeared D. CAROL ERICKSON, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument and who acknowledged that she executed the same as her free act and deed.

Witness my hand and seal this 13th day of August, 1993.

Connie S. Heaps
NOTARY PUBLIC

NOTARY PUBLIC WILLIAMSON CO. TN

My Commission Expires: 3/11/97

BK 1106 PG 131

State of Tennessee
County of Williamson

Before me, the undersigned Notary Public, within and for the State and County aforesaid, personally appeared D. CAROL ERICKSON to me known, or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of GORDON WILLIAM BRUCK, and further acknowledged that she executed same as the free act and deed of GORDON WILLIAM BRUCK.

Witness my hand this 13th day of August, 1993.

NOTARY PUBLIC

My Commission Expires: 2/11/97

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $83,500.00.

AFFIANT

Sworn to and subscribed before me this 13th day of August, 1993.

NOTARY PUBLIC

My commission expires: 2/11/97

TRANSFERRED

AUG 18 1993

DENNIS ANGLIN
WILLIAMSON COUNTY

MAIL ENV.

93 SEP 14 AM 9:12
FILED
REGISTER
DAVIDSON COUNTY, TN.

62565
IDENTIF. & REFERENCE

State of Tennessee, County of WILLIAMSON
Received for record the 18 day of
AUGUST 1993 at 10:40 AM. (REC# 63697)
Recorded in official records
Book 1106 Page 129- 131
Notebook 51 Page 350
State Tax $ 308.95 Clerks Fee $ 1.00,
Recording $ 12.00, Total $ 321.95,
Register of Deeds SADIE WADE
Deputy Register SHERRY ANDERSON

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN
THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

1971 09/14 01:01 03CHECK 12.00