81393

IDENTIFICATION REFERENCE

93 DEC -3 AM 11:47

REGISTER

MAIL ENV.

THIS INSTRUMENT PREPARED BY:
JOHN AARON HOLT, ESQ.
311 White Bridge Road
Nashville, Tennessee 37209
(615) 353-0930

| ADDRESS NEW OWNERS: | SEND TAX BILLS TO: | MAP/PARCEL |
|---|---|---|
| Edward P. Miller and | SAME | 8DA61556 |
| Frances C. Miller | | 90-11-A-83 |
| 5209 Park Avenue | | |
| Nashville, Tennessee 37209 | BOOK 9138 PAGE 599 | |

**WARRANTY DEED**

FOR AND IN CONSIDERATION of the sum of Ten & 00/100 ($10.00) DOLLARS cash in hand paid by the hereinafter named Grantee(s) and other good and valuable considerations, receipt of which is hereby acknowledged, We, SYLVAN INVESTMENTS, INC., have bargained and sold, and by these presents do transfer and convey unto the said EDWARD P. MILLER and FRANCES C. MILLER, as tenants in common, the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> BEING Unit No. 83 as shown on the Plat of Rock Harbor Condominium of record in Book 6153, Pages 463-466, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements of Rock Harbor Condominium Association, all as described in Book 6153, Page 421, et seq., as amended in Book 6162, Pages 251-270, said Register's Office.
>
> Being the same property conveyed to SYLVAN INVESTMENTS, INC. by deed from ELIZABETH JEFFRESS as of record in Book 9138, Page 596, Register's Office for Davidson County, Tennessee.

This is improved property known as Unit H-83, 515 Basswood Avenue, Nashville, Tennessee 37209.

As part of the consideration for this transfer, Grantees agree to be bound by the terms, covenants, and restrictions set forth in Master Deed for Rock Harbor Condominium Association, of record in Book 6153, Page 421, and its attendant By-Laws, as amended, in said Register's Office.

GRANTOR does hereby transfer and sell unto Grantees all fixtures and appliances which might be owned by Grantor and located in the said Unit, including range and refrigerator.

Further this conveyance is given subject to:

1. 1993 taxes, which have been prorated and adjusted as of the date hereof.

2. The terms and conditions of the Horizontal Property Act of Tennessee, the above Master Deed and By-Laws, the above Condominium Plat, any amendments thereto, and Restated Master Deed, Developer's Report and Engineer's Letter, of record in Book 6162, page 251, said Register's Office.

3. Flowage easement granted United States of America by James C. Cox in connection with operation of Cheatham Lock and Dam Project (Tract I-927-E) by deed of record in Book 2147, page 42, said Register's Office.

4. Easement reserved in the Deed of record in Book 4196, page 206, said Register's Office, for ingress and egress across the land in question.

5. The Plan of Rock Harbor Apartments has been recorded in Book 4460, page 71, and shows an Owner's Certificate, a 50-foot setback line from all boundaries and dedication on River Rouge Drive along the easterly part of the southerly boundary.

6. Amendment to By-Laws of record in Book 6896, Page 661, said Register's Office.

7. Amendment to master Deed of Record in Book 7366, page 206, said Register's Office.

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.

Whenever 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 30th day of August, 1993.

SYLVAN INVESTMENTS, INC.

By: _____
IRA J. HECKMAN, President

3649 11/03 0101 03CHECK 75.60

STATE OF Tennessee ]
COUNTY OF Davidson ]

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared IRA J. HECKMAN with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the President of SYLVAN INVESTMENTS, INC., the within named bargainor, a corporation, and that he, as such President, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said IRA J. HECKMAN as President.

Witness my hand this 30th day of August, 1993.

Jeanette D. Jacobs
NOTARY PUBLIC

My commission expires: 1-22-95

STATE OF TENNESSEE
COUNTY OF DAVIDSON

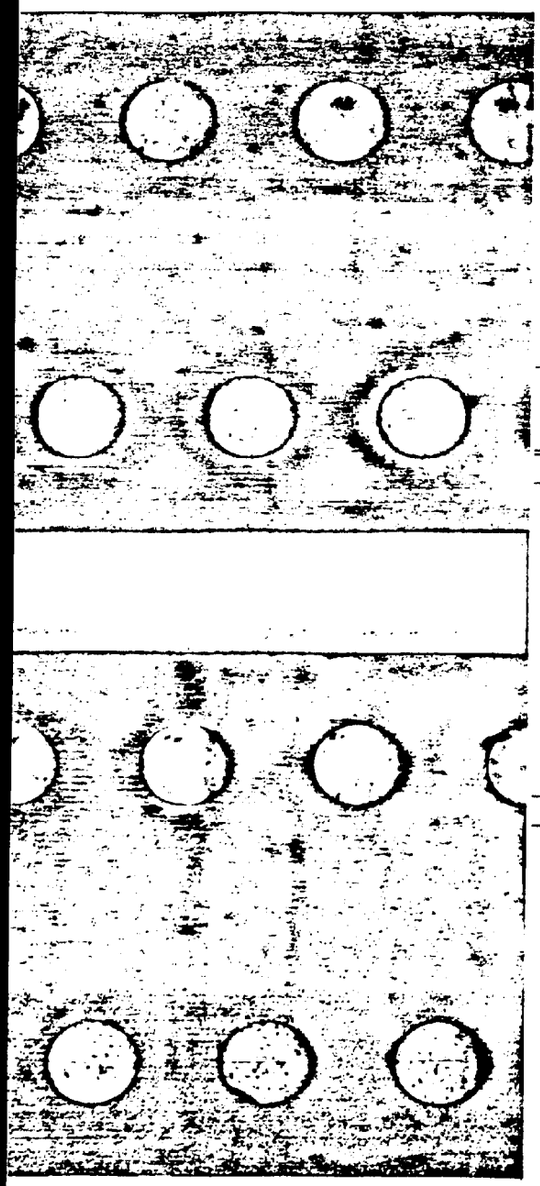
The actual consideration for this transfer or value of property (whichever is greater) is $ 18,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Edward P. Miller
EDWARD P. MILLER

Sworn to and subscribed before me this 30th day of August, 1993.

Sherie D. Lewis
NOTARY PUBLIC

My commission expires: July 26, 1997



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 9138 PAGE 601

| | | |
|---|---|---|
| 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 18000.00
CON TX 66.60
PRFEE 1.00
UDEED 8.00
TOTAL 75.60
CHECK 75.60

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

11/03/93 01 11:47 0001 3649

81393
IDENTIF. ↑ REFERENCE

93 NOV -3 AM 11:47
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 717492