94680

IDENTIF. & REFERENCE

ADDRESS NEW OWNER AS FOLLOWS:
Jacqalyn Nacole Womack
4215 Harding Road, Unit 907
Nashville, Tennessee 37205

93-DEC-8 PM 1:49

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

THIS INSTRUMENT PREPARED BY:
ROLLIE L. WOODALL
Attorney at Law
213 Third Avenue, North
Nashville, Tennessee 37201

SEND TAX BILLS TO:
Same

MAP - PARCEL NUMBER:
Map 103-16-B; Parcel 102

BOOK 9180 PAGE 511

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of eighty-nine thousand and no one-hundredths Dollars ($89,000.00) and other good and valuable consideration paid by JACQALYN NACOLE WOMACK, feme sole, (hereinafter referred to as "Grantee") to Marion Frederica Beatrice Fredman, the receipt and sufficiency of which is hereby acknowledged, MARION FREDERICA BEATRICE FREDMAN and husband, STEVEN M. FREDMAN, (hereinafter referred to as "Grantors"), have bargained and sold, and do hereby transfer and convey, unto the said Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> LAND in Davidson County, Tennessee, being Unit No. 907 on the Plat of Windsor Tower, a condominium of record in Book 5200, Page 71, Register's Office for Davidson County, Tennessee, together with respective undivided interests of each unit in the common elements of 4215 Harding Road Homeowners' Association, as described in Book 5961, Page 338 et seq., said Register's Office.
>
> BEING the same property conveyed to Ria Seidman by deed from Union Financial Corporation of record in Book 5961, Page 649, Register's Office for Davidson County, Tennessee; and being the same property devised to Marion Frederica Beatrice Fredman by the Last Will and Testament of Marie Louise Seidman, a/k/a Ria Seidman, of record in Will Book 176, Page 497, Office of the Probate Court Clerk for Davidson County, Tennessee.

This is improved property known as Unit 907, Windsor Towers, 4215 Harding Road, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the hereditaments, appurtenances, estate, title, and interest thereto appertaining to the said Grantee, her heirs and assigns, forever.

AND the Grantors do hereby covenant with the Grantee, her heirs and assigns, that they are lawfully seized in fee simple; have full power, authority, and right to convey the same; and that said premises are unencumbered except:

(a) Terms, provisions, convenants, conditions, easements, and rights established by and contained in the Master Deed of 4215 Harding Road Homeowners' Association, filed July 19, 1978, and recorded in Book 5313, Page 338, Register's Office for Davidson County, Tennessee, as amended by an Amended Master Deed of 4215 Harding Road Homeowners' Association of record in Book 8666, Page 789, said Register's Office, including the

plat recorded in Book 5200, Page 71, said Register's Office, and the By-Laws of said Association recorded in Book 5313, Page 358, said Register's Office.

(b) Any lien or other obligation to pay assessments for prorated expenses of administration and of maintenance and repair of the common elements, general and limited, of the building or any other expenses lawfully agreed upon and to pay the proportionate cost whenever it shall be proper to proceed with the reconstruction of the building in case of fire or other disaster and where the insurance indemnity is insufficient to cover the cost of such reconstruction as set out in Master Deed of record in Book 5313, Page 338, Register's Office for Davidson County, Tennessee, as amended by the Amended Master Deed aforesaid.

(c) Zoning limitations, and easements and restrictions of record.

Grantors do further covenant and bind themselves, their heirs and assigns, 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.

Steven M. Fredman, husband of Marion Frederica Beatrice Fredman, joins in the execution of this deed to convey any and all interest, including homestead, that he may have in the said property, but not further or otherwise.

IN WITNESS WHEREOF, Grantors have set their hands and seal, on this the 6th day of December, 1993.

Marion Frederica Beatrice Fredman — Steven M. Fredman

MARION FREDERICA BEATRICE FREDMAN — STEVEN M. FREDMAN

ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
) ss:
CONTRA COSTA COUNTY)

Personally appeared before me, Carolina Zamora, a Notary Public in and for said County and State, Marion Frederica Beatrice Fredman and husband, Steven M. Fredman, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Berkeley, California, this 6th day of December, 1993.

Carolina Zamora
NOTARY PUBLIC

My Commission Expires: 10-27-95.

OFFICIAL SEAL
CAROLINA ZAMORA
Notary Public-California
CONTRA COSTA COUNTY
My Commission Expires
October 27, 1995

STATE OF TENNESSEE)
) ss:
COUNTY OF DAVIDSON)

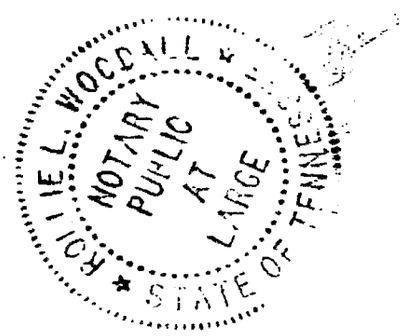
The actual consideration or value, whichever is greater, for this transfer is eighty-nine thousand and no one-hundredths Dollars ($89,000.00).

AFFIANT

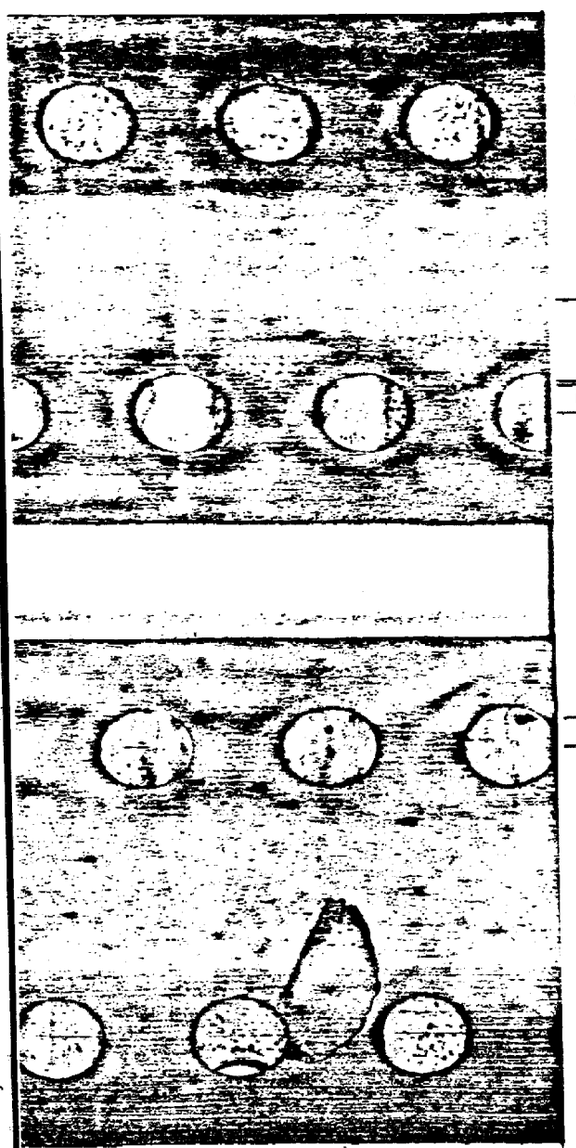
Subscribed and sworn to before me, this the 7th day of December, 1993.

NOTARY PUBLIC

My Commission Expires: July 9 1997.



1740 12/08 0101 03CHECK 342.30



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

RECEIVED OF _____

FOR _____

BOOK 9180 PAGE 514

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 89000.00
CON TX 329.30
PRFEE 1.00
WDEED 12.00
TOTAL 342.30
CHECK 342.30

12/08/93 01 13:49 0001 1740

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

94680
IDENTIF. ▲ REFERENCE

93 DEC -8 PM 1:49
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.731775