To: B0436

| ADDRESS NEW OWNER | MAP-PARCEL NUMBER |
|---|---|
| JMC Investments Inc.<br>1212 8th Ave South<br>Nashville, TN 37203 | Map 142-09-0-A<br>Parcel 46<br>BOOK 9273 PAGE 760 |
| **SEND TAX BILLS TO** | **ADDRESS OF MORTGAGEE** |
| JMC Investments Inc.<br>1212 8th Ave South<br>Nashville, TN 37203 | None |
| This instrument prepared by Stewart F. Kresge, Attorney at Law, 2300 21st Avenue South, Nashville, Tennessee 37212. | |

WARRANTY DEED

For and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, Madelyn L. Silverman, now Madelyn L. Lundin (hereinafter called "Grantor"), have this day bargained, sold and by these presents do transfer and convey unto JMC Investments Inc. (hereinafter called "Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being a part of the Plan of Doral Country Villa Condominiums, Section 2, as of record in Plat Book 4860, page 122, Register's Office for said County, the part hereby described as follows:

BEING Unit No. 52-A on said plan and described by the Master Deed establishing a Horizontal Property Regime with Respect to Doral Country Villa Condominiums, Section 1, as of record in Book 5011, page 395, as amended in Book 5015, page 251, and as made applicable to Section 2, in Book 5048, page 715, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Madelyn L. Silverman by deed from Myrin I. Lundin and wife, Naomi B. Lundin, of record in Book 5630, page 430, Register's Office for Davidson County, Tennessee. Madelyn L. Silverman and Madelyn L. Lundin are the same person.

THIS conveyance is subject to any and all existing easements and restrictions of record, including: The Plan of record in Plat Book 4860, page 122, said Register's Office, which shows an owner's certificate, certain easements and setback lines, reference to which plan is here made for exact location and dimensions thereof.

The premises herein conveyed is a condominium apartment established pursuant to 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 sewer, water, electrical, telephone and other utility easements now or thereafter established over, through or upon the land embracing the regime and buildings thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in Master Deed of record in Book 5011, page 395, as amended in Book 5015, page 251, and made applicable to Section 2, in Book 5048, page 715, said Register's Office.

This is improved property known as 717 Albar Drive, Nashville, Tennessee 37221.

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, its successors and assigns, forever. And the Grantor does covenant that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that same is unencumbered except for 1994 taxes which have been prorated and will be paid by Grantee.

And said Grantor further covenants and binds herself, her successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims and demands of all persons whomsoever.

Stewart F. Kresge, husband of Grantor, joins in this conveyance for the sole purpose of conveying any and all of his interest in such property to Grantee.

Witness my hand this 9th day of March, 1994.

Madelyn L. (Silverman) Lundin
MADELYN L. (SILVERMAN) LUNDIN

STEWART F. KRESGE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Douglas A. Brace, a Notary Public in and for said County and State, the within named Madelyn L. Lundin (formerly known as Madelyn L. Silverman) and Stewart F. Kresge, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal, this 9th day of March, 1994.

Notary Public

My Commission Expires

NOTARY PUBLIC
AT LARGE
Douglas A. Brace
My Commission Expires
January 24, 1998
STATE OF TENNESSEE

25883
IDENTIFICATION REFERENCE

94 MAR -9 PM 3:30
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $63,500.00.

Affiant

Subscribed and sworn to before me this 9th day of March, 1994.

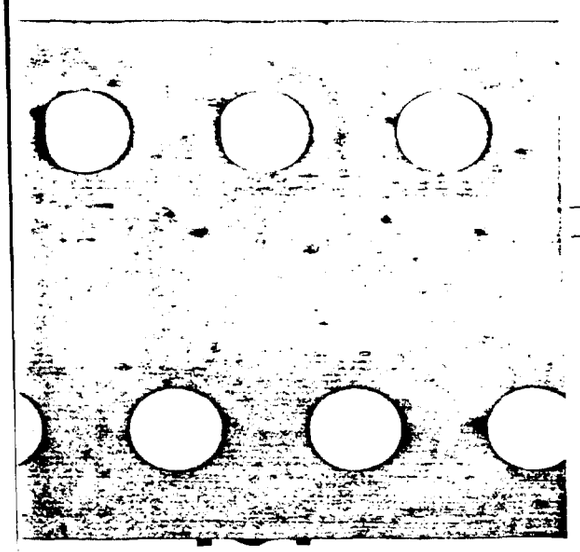
My Commission Expires:

Notary Public

NOTARY PUBLIC
AT LARGE
Douglas A. Brace
My Commission Expires
January 24, 1998
STATE OF TENNESSEE

97303 03/ 0101 03CHECK 243.95





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

RECEIVED OF _____

FOR _____

BOOK 9273 PAGE 762

| | | |
|---|---|---|
| CO CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MC 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 63500.00 |
| | | | | CON TX 234.95 |
| | | | | PRFEE 1.00 |
| | | | | WDEED 8.00 |
| | | | | TOTAL 243.95 |
| | | | | CHECK 243.95 |
| 03/09/94 | 01 | | | 15:30 0001 9731 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

25883
IDENTIF. & REFERENCE

94 MAR -9 PM 3:30
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 765128