# WARRANTY DEED

BOOK 9286 PAGE 828

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 82,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF March 19 94

Notary Public

MY COMMISSION EXPIRES: 1-20-98
(AFFIX SEAL)

mail

**THIS INSTRUMENT WAS PREPARED BY**
Bridgehouse Title Company, 325 Bridge Street, Franklin, Tennessee 37064

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Gary L. Hart | SAME | 95-2-A1220CO |
| (NAME) Windemere | (NAME) | |
| 2621 ~~Windermee~~ Drive | | 3DZ 86016 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, Tennessee 37214 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, WE, Daisy D. Durham, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gary L. Hart and wife, Stephana Claire Hart

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 38 on the Plan of Cottage Place Condominiums, of record in Book 6520, pages 816-823, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements, all as described in the Master Deed, Declaration of Covenants, Conditions and Restrictions, of record in Book 6520, page 745, said Register's Office, as amended by Amendment to Master Deed, Declaration of Covenants, Conditions and Restrictions of record in Book 6569, page 212, said Register's Office, and by Second Amendment to Master Deed, Declaration of Covenants, Conditions and Restrictions of record in Book 6636, page 722, said Register's OFfice.

Being the same property conveyed to H. S. Durham and wife, Daisy D. Durham by deed from A. Harrison Johnson, Jr., Trustee for Allied Partners, of record in Book 6684, page 688, Register's Office for Davidson County, Tennessee. H. S. Durham having since died and said property vested in Daisy D. Durham as the surviving tenant by the entirety.

ENCUMBERED AS FOLLOWS:
Davidson County taxes for the year 1994 are a lien but not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTOR paying her prorata share thereof to GRANTEES, who will be responsible for payment of said taxes when they become due and payable. Map and Parcel 95-2-A1220CO; Field Book No. 3DZ 86016.

All matters appearing on the Plan of Cottage Place Condominiums, of record in Book 6520, pages 816-823 (Exhibit "C" to Master Deed), Register's Office for Davidson County, Tennessee.

CONTINUED

unimproved ( )
This is improved ( X ) property, known as 220 Cottage Place, Nashville, Tennessee 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 my hand this 21st day of March 19 94

Daisy D. Durham
Daisy D. Durham

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Daisy D. Durham, unmarried

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 21st day of March 19 98.

Commission expires 1-20-98

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public

CONTINUATION

Master Deed of record in Book 6520, page 745, as amended in Book 6569, page 212 and further amended in Book 6636, page 722 and Book 6902, page 829, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 6520, page 793, Register's Office for Davidson County, Tennessee.

Easement for water main running along the Lebanon Pike granted to Bransford Realty Company of record in Book 722, page 268 and Book 722, page 324, Register's Office for Davidson County, Tennessee.

Easement contained in Deed of record in Book 5256, page 398, Register's Office for Davidson County, Tennessee.

A 10 ft. private sanitary sewer line easement running across a portion of the southwest corner of said property.

All terms, provisions and conditions of the Tennessee Horizontal Property Act as the same is et out in Section 64-2701, et seq. of the Tennessee Code Annotated.

94 MAR 23 AM 9:15

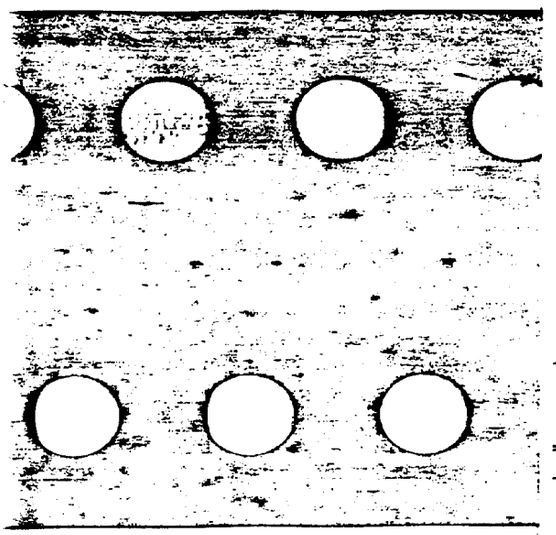
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

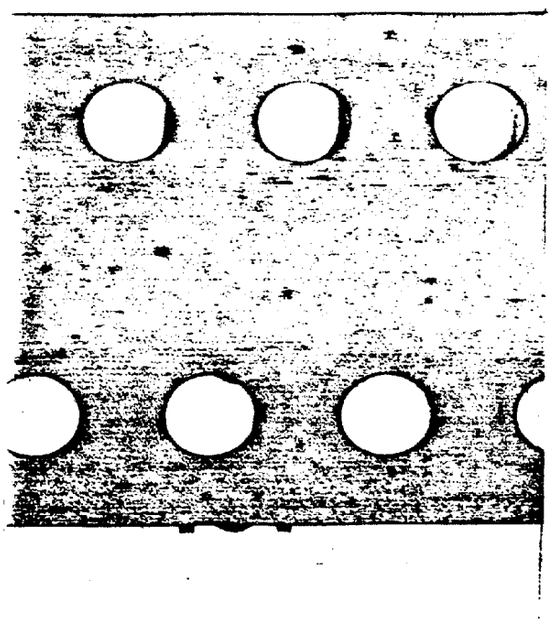
4854 03/23 0101 03CHECK

312-40

IDENTIF. & REFERENCE

30585





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

RECEIVED OF _____

FOR _____

BOOK 9286 PAGE 830

| | | |
|---|---|---|
| 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 | 82000.00 |
| CON TX | 303.40 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| TOTAL | 312.40 |
| CHECK | 312.40 |

03/23/94 01 09:15 0001 4854

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

30585
IDENTIF. ↑ REFERENCE

94 MAR 23 AM 9:15
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

**No. 770177**