31089

IDENTIF. & REFERENCE

94 MAR 24 AM 10: 11

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

BOOK 9288 PAGE 222

ADDRESS NEW OWNERS AND SEND TAX STATEMENTS:
William C. Fennell
233 Westchase Drive
Nashville, TN 37205

MAP PARCEL NOS.
116-3-F-035.00 CO
7DA 90959

THIS INSTRUMENT PREPARED BY:
HOFSTETTER & HOFSTETTER, ATTORNEYS
Suite 500, 230 Fourth Avenue North
Nashville, TN 37219

WARRANTY DEED

For and in consideration of the sum of TEN AND 00/100 (10.00) dollars, cash and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **I, O. B. HOFSTETTER, JR., as Successor Trustee**, but not further or otherwise, have bargained and sold, and by these presents do transfer and convey unto **WILLIAM C. FENNELL**, the Grantee herein, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Being Unit No. 233 on the Plan of Phase 2, Westchase Condominiums of record in Book 6250, Page 43, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Frances C. Fennell, Trustee, by deed from Cynthia Anne Farwell, unmarried, of record in Book 8195, Page 785, said Register's Office; the said Frances C. Fennell having since died and by Order of the Court, O. B. Hofstetter, Jr. was appointed Successor Trustee with full power to convey, et cetera, in Minute Book 379, Page 500, Probate Court Clerk's Office of Davidson County, Tennessee, and being recorded in Book 9286, Page 284, said Register's Office.

This conveyance is made subject to:

1. Sewer and Drainage Easements of record in Book 3958, Page 150; Book 3966, Page 144; Book 3958, pages 146 and 150; Book 3958, Pages 146 and 249; and in Book 3371, page 270, Register's Office for Davidson County, Tennessee.

2. A survey of the premises made by Barge, Waggoner & Sumner Engineers, dated april 20, 1966, shows a telephone pole approximately 210 feet from the southerly margin of Woodmont Boulevard on the eastern line of said Parcel; a stone dam running across a portion of said parcel near the southern and eastern lines; and three manholes lying along the southern portion of said parcel near Sugartree Creek.

3. A 20-foot permanent sewer and drainage easement touching along front line of parcel owned by management Investors, as of record in Book 3943, Page 948, Register's Office for Davidson County, Tennessee.

4. The premises herein described is a condominium apartment established pursuant to allthe provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-17-101 et seq, of the Tennessee

Code Annotated, 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 all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, liens, assessments and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime of Westchase Condominiums, of record in Book 6097, Page 266, as amended in Book 6112, Page 677, further amended in Book 6341, page 380, and further amended in Book 6866, Page 362, Register's Office for Davidson County, Tennessee, to which reference is here made.

5. The Plan of record in Book 6250, page 43, Register's Office for said County, shows an Owner's Certificate, certain setback lines and easements, certain notes and requirements, to which plan reference is here made.

6. Subject to the lines for any unpaid assessments and/or special assessments.

7. Rights of others in and to common elements.

This is improved property known as 233 Westchase Drive, Nashville, Davidson County, Tennessee 37205.

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, his heirs and assigns forever. And I, as Successor Trustee, but no further or otherwise, do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered.

And I, O. B. Hofstetter, Jr. as Successor Trustee, but not further or otherwise, do further covenant and bind myself, my successors and assigns to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns against the lawful claims of all persons, whomsoever.

WITNESS my hand this 23rd day of March, 1994.

O. B. Hofstetter, Jr.,
Successor Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $100,000.00.

Sworn to and subscribed before me, this 23rd day of March, 1994.

Notary Public

Commission expires 5-24-97

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned a Notary Public in and for said County and State, the within named **O. B. HOFSTETTER, JR., SUCCESSOR TRUSTEE**, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 23rd day of March, 1994.

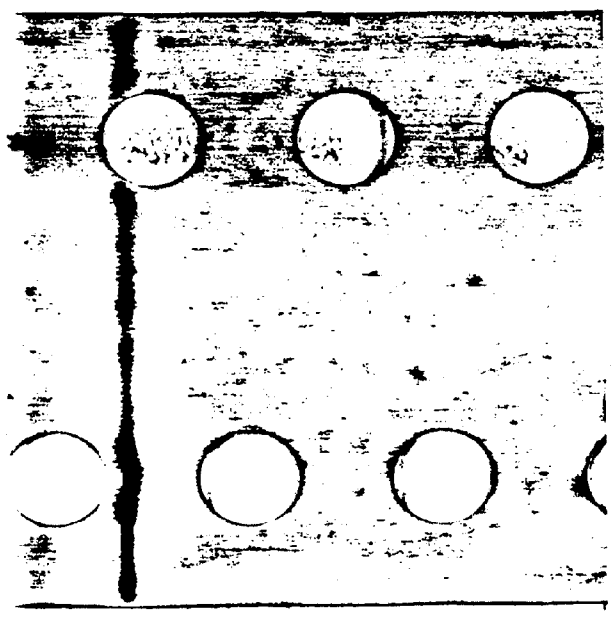
Notary Public Eunice Miller

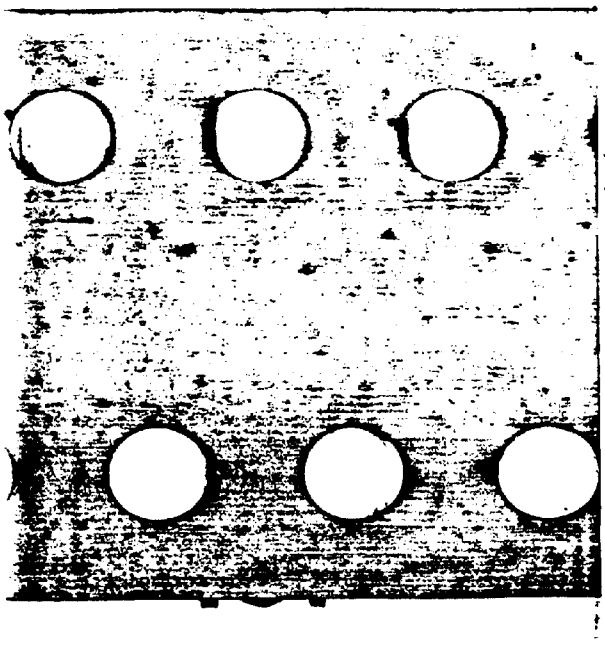
EUNICE MILLER NOTARY PUBLIC AT LARGE

Commission expires 5-24-97

5411 03/24 0101 03CHECK 383.00

Real.Est\Deed-Fen.nel





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

RECEIVED OF _____

FOR _____

BOOK 9288 PAGE 225

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

DATE	SYMBOL	VALUATION	TAX AND FEES
		CAMT	100,000.00
		CON TX	370.00
		PR FEE	1.00
		W.D.	12.00
		Total	$ 383.60

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

31089
IDENTIF. ↑ REFERENCE

94 MAR 24 AM 10: 11
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

CONT

382.00 CHESK 382.00
10:10 0001 5415
03/24/94 01
03/24/94 0101 03CHESK 382.00

MISC - MISCELLANEOUS
CONTX - STATE TAX CONVEY
MOTX - STATE TAX MORT
PRFEE - PROBATE FEE

~~MOR TX 370.00~~
~~TOTAL PAID~~
~~PRFEE 1.00~~
TDEED 12.00
ERR CO
~~TDEED 12.00~~
VOID
~~PRFEE 1.00~~
VOID
~~MOR TX 370.00~~
~~MOR TX 370.00~~
VOID
~~PRFEE 1.00~~
~~TDEED 12.00~~
~~TOTAL 383.00~~
~~382.00~~
03/24/94 01 10:11 0001 5414
5414 03/24 0101 03CHESK 382.00

CAMT
100000.00
CON TX 370.00
WDEED 12.00
TOTAL 382.00
382.00

CONT

No 770727