G#10006-1

BOOK 9316 PAGE 44

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 105,450.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
15th DAY OF April 19 94

Notary Public

MY COMMISSION EXPIRES: September 16, 1995
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

CHERNAU, MILAM & WEISS, P.C., 5115 Maryland Way, 2nd Floor, Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO | MAP-PARCEL NUMBERS |
|---|---|---|
| WESLEY W. ALLEN (NAME) | NationsBanc Mortgage Corporation (NAME) | MAP 143-01-A |
| 110 Windsor Terrace Drive (ADDRESS) | P. O. Box 105076 (ADDRESS) | PARCEL 110 |
| Nashville, TN 37221 (CITY) (STATE) (ZIP) | Atlanta, GA 30348-5076 (CITY) (STATE) (ZIP) | FB #9D-79952 |

FOR AND IN 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, RON ANDREW RICE AND WIFE, JUDY LYNN RICE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WESLEY W. ALLEN, A SINGLE MAN

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 Apartment Unit No. 110 of Windsor Terrace Condominiums created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 7150, Page 921, and as amended in Book 7436, Page 667, and re-recorded in Book 7464, Page 297, and further amended in Book 7661, Page 40, in Book 7729, Page 206, and in Book 7980, Page 717, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in said Master Deed. Reference is hereby made to the plat of Windsor Terrace Condominiums of record in Book 6250, Page 869, in said Register's Office, for a more complete identification and description of such Unit.

BEING the same property conveyed to Ron Andrew Rice and wife, Judy Lynn Rice, by Deed from Kay Carver, unmarried, of record in Book 8408, Page 914, and by Quitclaim Deed from Ron Andrew Rice, of record in Book 8512, Page 72, Register's Office for Davidson County, Tennessee.

THE premises herein conveyed is a condominium apartment established pursuant to all 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, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof, of record in Book 7150, Page 948, said Register's Office; 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,

CONTINUED

unimproved ( )
This is improved ( X ) property, known as 110 Windsor Terrace Drive, Nashville, TN 37221
(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 our hand s this 15th day of April 19 94

RON ANDREW RICE

JUDY LYNN RICE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named RON ANDREW RICE AND WIFE, JUDY LYNN RICE

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 15th day of April, 19 94.

Commission expires September 16, 1995

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, executed 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

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

LEGAL DESCRIPTION CONTINUATION

assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Windsor Terrace Condominiums, of record as aforementioned; easements and setback lines, if any, as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee herein.

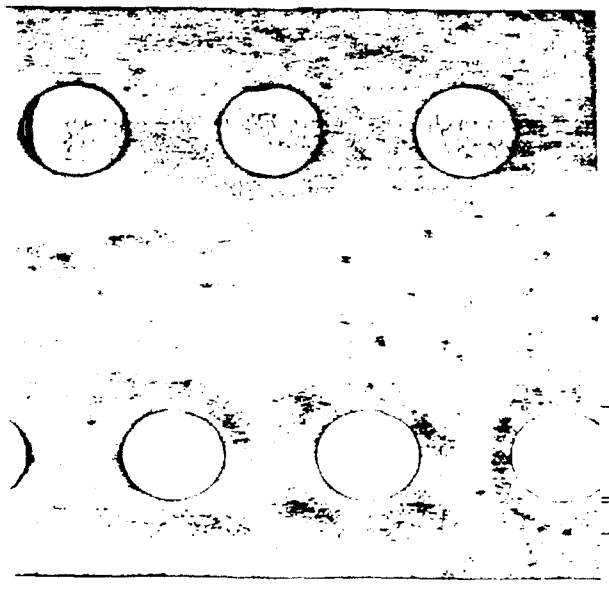
5542 04/19 0101 03CHECK 398.98

IDENTIF. ↑ REFERENCE

40448

94 APR 19 AM 8:45

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**

**NASHVILLE, TENNESSEE**

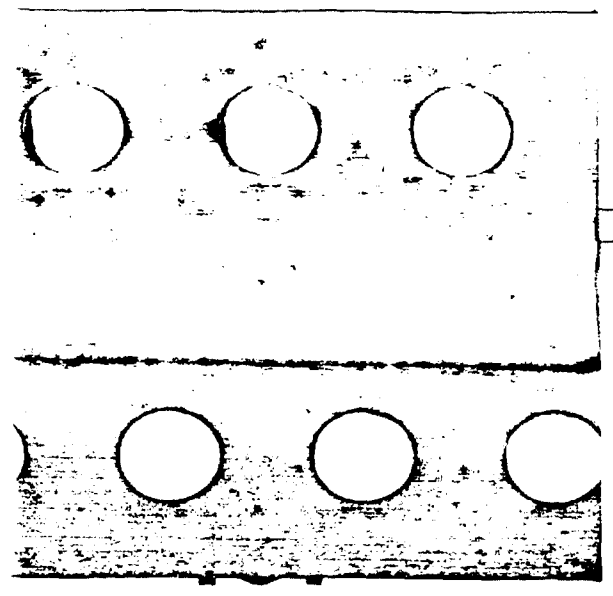
**RECEIVED OF** _____

**FOR** _____

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| | | |
|---|---|---|
| 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 105450.00
CON TX 389.98
PRFEE 1.00
[illegible] 8.00
TOTAL 398.98
CHECK 398.98

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/19/94 01 08:46 0001 5542

40448
IDENTIF. ↑ REFERENCE

94 APR 19 AM 8:45
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

**No.** 780721