BOOK 9366 PAGE 291

56914
IDENTIF. & REFERENCE

**THIS INSTRUMENT PREPARED BY:**
Patricia A. Montgomery (#016220)
WESTLAKE & MARSDEN, P.C.
Third National Financial Center
424 Church Street, Suite 1400
Nashville, TN 37219
(615) 726-3400

94 JUN -2 PM 3:59
FILED & RECORDED
DAVIDSON COUNTY, TN.
REGISTER

# WARRANTY DEED

| New Owner/Address | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| Alexander M. Nicholson, Jr.<br>2117 32nd Avenue South<br>Nashville, TN 37212 | Same | 104-2-186 |

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

I hereby swear or affirm that the actual consideration or true value of this transfer whichever is greater, is $86,000.

A M Nicholson
AFFIANT

Sworn to and subscribed before me
this 27 day of February, 1994.

Kimberly D Andrus
NOTARY PUBLIC

My Commission Expires: 1-27-96

NOTARY PUBLIC DAVIDSON COUNTY

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, ALEXANDER M. NICHOLSON, SR. (hereinafter "GRANTOR"), has bargained and sold, and by these presents does hereby transfer and convey unto ALEXANDER M. NICHOLSON, JR. (hereinafter "GRANTEE"), his heirs and representatives, all his right, title and interest in certain real property described as follows, to wit:

> Being Unit 11, together with the appurtenant interest in the common elements of 3110 West End Circle Condominiums, a horizontal property regime, established by Master Deed, of record in Book 6875, Page 613, Register's Office for Davidson County, Tennessee, said unit being

depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed.

Being the same property conveyed to ALEXANDER M. NICHOLSON, SR. by Quitclaim Deed from SCOTT TUCKER and wife, of record in Book 8131, Page 643, Register's Office, Davidson County, Tennessee.

This conveyance is subject to:

1. Restrictive covenants contained in instrument of record in Book 663, Page 351, said Register's Office.

2. Charter of Incorporation of record in Book 6892, Page 407, said Register's Office.

3. Covenants, Conditions and Restrictions as of record in Book 6875, Page 613, said Register's Office.

**TO HAVE AND TO HOLD** said property, with the appurtenances, estate, title and interest thereto belonging to Grantee, his heirs and representatives forever.

**AND GRANTOR** does covenant with the said Grantee, that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and same is unencumbered except for those matters hereinabove mentioned.

**AND GRANTOR** does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to the said real property to the said Grantee, his heirs and representatives against the lawful claims of all persons whomsoever.

JANE NICHOLSON, wife of Grantor, joins in this conveyance for the purpose of conveying to the said Grantee all her marital right, title and interest in said property.

WITNESS our hands this 22 day of February, 1994.

Alexander M Nicholson Sr.
ALEXANDER M. NICHOLSON, SR.

Jane Nicholson
JANE NICHOLSON

**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 ALEXANDER M. NICHOLSON, SR., 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 22 day of February, 1994.

Kimberly D Andrus
NOTARY PUBLIC

My Commission Expires: 1-27-96

**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 JANE NICHOLSON, 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 22 day of February, 1994.

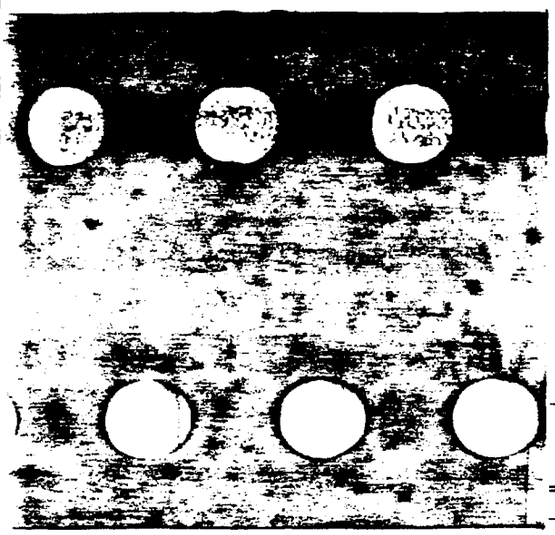
Kimberly D Andrus
NOTARY PUBLIC

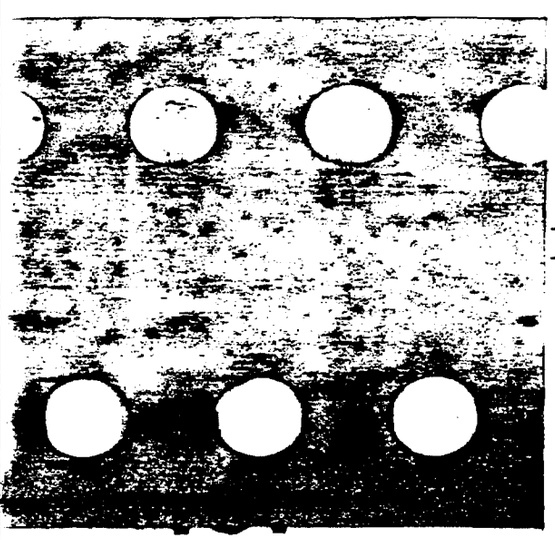
My Commission Expires: 1-27-96

MHW\290.02\WARRANTY.DED



1394 06/02 0101 03CHECK 331.20





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

RECEIVED OF _____

FOR _____

BOOK 9366 PAGE 294

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | | MAMT 86000.00 |
| | | | | ERR CO |
| | | | | MAMT 86000.00- |
| | | | | CAMT 86000.00 |
| | | | | CON TX 318.20 |
| | | | | PRFEE 1.00 |
| | | | | WDEED 12.00 |
| | | | | TOTAL 331.20 |
| | | | | CHECK 331.20 |
| 06/02/94 | 01 | | | 16:00 0001 1394 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

56914
IDENTIF. # REFERENCE

94 JUN -2 P 3:59

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 798371