70105

IDENTIF. & REFERENCE

First Title & Escrow Co., Inc.
File Box 38
#12646
THIS INSTRUMENT PREPARED BY:
WILLIAMS, SMITH & DOZIER, P.C.
Post Office Box 190632
Nashville, Tennessee 37219-0632

94 JUL 13 PM 2:01

REGISTER
DAVIDSON COUNTY, TN.

WARRANTY DEED

BOOK 9406 PAGE 583

ADDRESS NEW OWNER(S):	PARTY RESPONSIBLE FOR TAXES:	MAP & PARCEL #
Velvet B. VanHoose 344 Elmington Avenue Nashville, TN 37205	Same	Map # 104-10-0-C Parcel # 18 CO

6554 07/13 0101 03CHECK 364.50

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, CARL A. DAVIS and VIRGINIA WILLIAMS, CO-ADMINISTRATORS, C.T.A. of the Estate of Catherine A. Hair, do hereby transfer and convey unto VELVET B. VANHOOSE, a certain tract or parcel of real property in Davidson County, Tennessee, more particularly described as follows:

A part of Elmington Condominium tract as shown per Revised Plan of record in Plat Book 4660, Page 60, of the Register's Office of Davidson County, Tennessee, identified as follows:

Unit B-18 on said Plat as shown in and described in by the Master Deed establishing horizontal property regime with respect to Elmington Condominium, including the Surveyors' Plans and the Administrative By-Laws thereunto attached and exhibited, recorded in Book 4486, Pages 553-566* of the Register's Office of Davidson County, Tennessee.
*amended in Book 4963, page 263, Book 5362, page 258, Book 5516, page 302

WHEREAS, Master Deed and By-Laws made applicable to Plan of record in Book 4300, Page 200, by instrument of record in Book 4673, Page 102, Register's Office for Davidson County, Tennessee.

Together with each and all of the rights, privileges and appurtenances thereunto belonging, as set forth in the same Master Deed, Surveyor Plans and Administrative By-laws, including limitations such units undivided percentage interest in the land and teneral common elements;

Subject, however, to all of the provisions, conditions, restrictions, options, burdens and undertakings contained in the Master Deed, the Surveyors' Plans and Administrative By-laws thereunto attached, and to the rules and regulations, all of which the purchaser does assume and agree to observe and perform, including but not limited to the payment of assessments.

Being the same property conveyed to David Elton Hair and wife Catherine Anne C. Hair by deed from Miller Kimbrough, Jr. and wife, Carolyn L. Kimbrough of record in Book 4728, Page 414, Register's Office for Davidson County, Tennessee. The said David Elton Hair having since died on April 18, 1978, and the said Catherine Anne C. Hair having since died on October 12, 1991 leaving a Last Will and Testament of record in Will Book 187, Page 283, Probate Court Clerk's Office of Davidson County, Tennessee, whereby she devised the property to Third National Bank of Nashville, Tennessee, as Trustee and appointed the same as Executor of her estate, with the power of sale. Subsequently, Third National Bank of Nashville, Tennessee declined to serve as Trustee and Executor, and Carl A. Davis and Virginia C. Williams were appointed Co-Successor Trustees and Co-Administrators, C.T.A. of the Estate of Catherine Hair, said appointment in Order dated November 3, 1993, of record in Minute Book 377, Page 119, Probate Clerk's Office of Davidson County, Tennessee.

This land is improved property known as 344 Elmington Avenue, Unit No. B-18, Nashville, Tennessee, 37205.

TO HAVE AND TO HOLD said tract or parcel, with the appurtenances, estate, title and interest therein belonging to the said VELVET B. VANHOOSE, unmarried, her heirs, successors and assigns forever.

The undersigned covenant with the said VELVET B. VANHOOSE, unmarried, that they are lawfully seized and possessed of said real property in fee simple; have a good right to convey it and the same is unencumbered, except for:

1. Real property taxes for 1994 which are prorated to the date of closing and assumed by the Grantees.

2. Matters set forth on the Plan of record in Book 4660, Page 60, Register's Office for Davidson County, Tennessee.

3. Matters set forth in Master Deed of record in Book 4486, Page 547, as amended in Book 4963, Page 265*and By-Laws of record in Book 4486, Page 553 as amended in Book 4963, Page 263, and further amended in Book 5362, Page 258 and Book 5516, Page 302, all of which are in the Register's Office, Davidson County, Tennessee.
*and Book 4673, page 102

Except as set forth above, the undersigned do further covenant and bind themselves, and their heirs, successors and assigns to warrant and forever defend the title to said land to the said VELVET B. VANHOOSE, her heirs, successors and assigns, against the lawful claims of all other persons or entities whomsoever.

IN WITNESS WHEREOF, the undersigned have executed this instrument this 3 day of July, 1994.

Carl A Davis
CARL A. DAVIS, CO-ADMINISTRATOR, C.T.A.

Virginia Williams
VIRGINIA C.WILLIAMS, CO-ADMINISTRATOR, C.T.A.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Janice Ray, a Notary Public in and for said State and County, CARL A. DAVIS, as Co-Administrator, C.T.A., of the Estate of Catherine Anne C. Hair, the within named 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 6th day of July, 1994.

Janice R. Ray
NOTARY PUBLIC
My Commission Expires: 9/23/96

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF KENTUCKY
COUNTY OF Hopkins

Personally appeared before me, CAROLYN IDOCK, a Notary Public in and for the County and State the within named VIRGINIA C. WILLIAMS, as Co-Administrator, C.T.A., the within named 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 Madisonville, Kentucky, this 13 day of July, 1994.

Carolyn Idock
Notary Public
My Commission Expires: 11/20/97

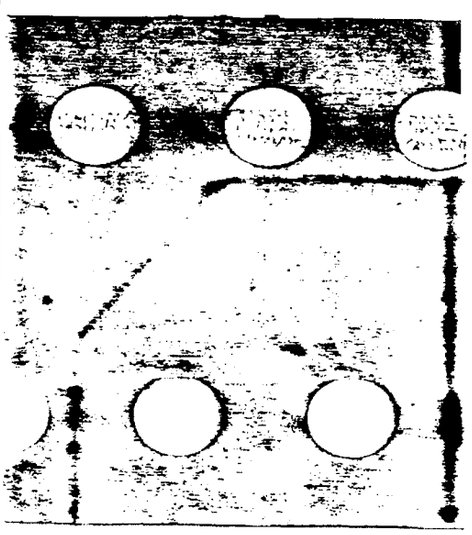
AFFIDAVIT OF VALUE

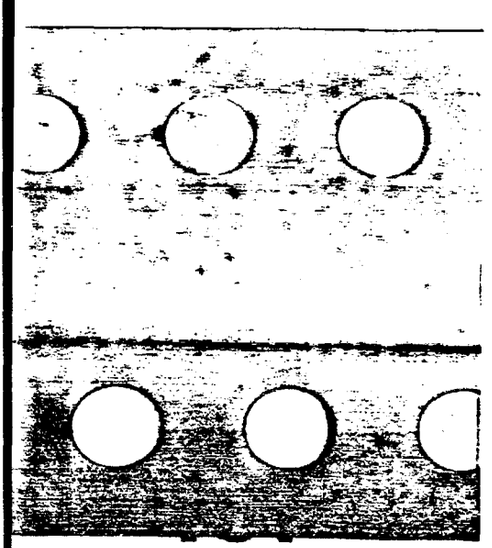
The actual consideration or value for this transfer, whichever is greater, is $95,000.00.

Velvet B. VanHoose
VELVET B. VANHOOSE

Sworn to and subscribed before me this 8th day of July, 1994.

NOTARY PUBLIC
My Commission Expires: 11/20/97





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

RECEIVED OF _____

FOR _____

BOOK 9406 PAGE 586

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	95000.00
CON TX	351.50
PRFEE	1.00
WDEED	12.00
TOTAL	364.50
CHECK	364.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/13/94 01 14:02 0001 6554

70705
IDENTIF. ↑ REFERENCE

94 JUL 13 PM 2:02
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 813162