94-25839 Bk 49

BOOK 9442 PAGE 50

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IDENTIF. & REFERENCE

MAIL ENV.

94 AUG 22 AM 8:27

DAVIDSON COUNTY, TN.

This Instrument was prepared by:
Stephen C. Small, Esq.
Suite 500
One Church Street Building
Nashville, Tennessee 37201

ADDRESS NEW OWNERS AS FOLLOWS:	TAX BILLS TO:	MAP-PARCEL NUMBERS:
Janice C. Williams Unit # 603 3314 West End Avenue Nashville, Tennessee 37203	SAME	Map 104-6-B Par 603

RE-RECORD BOOK 9475 PG 78

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand and other good and valuable consideration paid by the hereinafter named Grantee, the receipt and sufficiency of which is hereby acknowledged, **PARK ROAD APARTMENTS, L.P.**, a Delaware limited partnership, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Janice C. Williams**, hereinafter called the Grantee, her heirs, successors and assigns, a certain condominium apartment unit in Davidson County, State of Tennessee, described as follows:

Apartment Unit No. 603, of The Park Road Condominium created under Title 64, Sections 2701 et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 5845, page 831, 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 Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of The Park Road Condominium of record in Book 5200 page 390, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Grantor, by Substitute Trustee's Deed, from Walter H. Nielson, Subsitiute Trustee of record in Book 9375, page 209, Register's Office for Davidson County, Tennessee.

The property is conveyed subject to the following:

I. Lien for 1994 Metro property taxes which shall be prorated at closing and paid by Grantee.

II. Master Deed of record in Book 5845, Page 831 and By-laws of record in Book 5845, Page 874, Register's Office for Davidson County, Tennessee.

III. Rights of parties in actual possession of the premises other than the Grantee.

IV. All matters as shown on the Plat of The Park Road Condominium, of record in Book 5200, Page 390, Register's Office for Davidson County, Tennessee.

V. All terms and provisions of the Charter of The Park Road Condominium Association, Inc. of record in Book 5845, Page 824, Register's Office for Davidson County, Tennessee.

VI. Maintenance fees, general assessment and/or special assessments.

This instrument is re-recorded to correct legal description.

This is improved property, known as Unit 603 of The Park Road Condominiums, 3314 West End Avenue, Nashville, Tennessee 37203.

TO HAVE AND TO HOLD the said condominium unit, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, her heirs, successors and assigns, forever; and covenant with the said Grantee, that it is lawfully seized and possessed of said condominium unit in fee simple; has a good right to convey it, and that the same is unencumbered except as otherwise set forth herein; and it does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said condominium unit to said Grantee, her heirs, successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 4th day of August, 1994.

RE-RECORD BOOK 9475 PG 79

PARK ROAD APARTMENTS, L.P.

By: _____
Frank F. Ghertner,
general partner

1991 09/26 0101 03CHECK 8.00

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

9992 08/22 0101 03CHECK 268.00

Before me, Elaine Gwinn Smith, a Notary Public within and for the State and County aforesaid, personally appeared FRANK F. GHERTNER with whom I am personally acquainted and who upon his oath acknowledged himself to be the general partner of the within named bargainor, a Delaware limited partnership, and that as such general partner being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing on behalf of said bargainor by Frank F. Ghertner, general partner.

Witness my hand and official seal at office, at Nashville, Tennessee. This 4th day of August, 1994.

ELAINE GWINN SMITH NOTARY AT LARGE DAVIDSON CO., TENN.

_____
Notary Public

My Commission Expires: _____

My Commission Expires MAY 23, 1998

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,000.

_____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 4th day of August, 1994.

_____
Notary Public
My Commission Expires:

ELAINE GWINN SMITH NOTARY AT LARGE DAVIDSON CO., TENN.

My Commission Expires MAY 23, 1998

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IDENTIF. & REFERENCE
RE-RECORD
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FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

...\SCS\PARKHEMM.DED (August 3, 1994; 2:11pm)