96512

IDENTIF. & REFERENCE

BOOK 9482 PG 828

ARLINGTON COURT
UNIT WARRANTY DEED

94 OCT -3 PM 3:36

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

FROM: KATHLEEN BOWER HENRY

TO: BILLY DEAN and wife, CATHY DEAN

THIS INSTRUMENT PREPARED BY:
A. Harrison Johnson, Jr. Esquire
Suite 600, 49 Music Square West
Nashville, TN 37203

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ADDRESS NEW OWNER(S) AS FOLLOWS: SEND TAX BILLS TO: MAP-PARCEL NOS.:

| | | | | | |
|---|---|---|---|---|---|
| BILLY DEAN and wife, CATHY DEAN | | | SAME | | 104-8 Par. G6 |
| (NAME) | | | (NAME) | | |
| Unit B-2 Arlington Court<br>1711 18th Avenue, South | | | | | |
| (STREET ADDRESS AND ROUTE NUMBER) | | | (STREET ADDRESS) | | |
| Nashville, | Tennessee | 37212 | | | |
| (CITY) | (STATE) | (ZIP) | (CITY) | (STATE) | (ZIP) |

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STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $42,000.00.

Affiant

Subscribed and sworn to before me, this 28th of September, 1994.

My Commission Expires: 1-22-95
(Affix Seal)

Notary Public

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(FOR REGISTER'S USE)

FOR AND IN CONSIDERATION of the sum of TEN AND 00/100 ($10.00) DOLLARS and other good and valuable considerations, cash in hand paid by BILLY DEAN and wife, CATHY DEAN (the "Grantees" herein), the receipt whereof is hereby acknowledged, the undersigned Grantor, KATHLEEN BOWER HENRY (the "Grantor" herein), has bargained and sold, and by these presents does transfer and convey unto the said Grantees, BILLY DEAN and wife, CATHY DEAN, their heirs and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit No. B-2 as shown on Plan of Arlington Court Condominiums of record in Book 6806, Page 65, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements of Association, all as described in Master Deed in Book 6806, Page 22, said Register's Office, and Bylaws of record in Book 6806, Page 50, said Register's Office.

Being the same property conveyed to Grantor of record in Book 8332, Page 174, said Register's Office. Kathleen Bower Henry is one and the same person as Kathleen Bower, who married Michel Henry since the said property was conveyed to her.

The legal description and the state of title of the property have been furnished to the draftsman by the Grantor, by third parties or from the record. The draftsman assumes no liability as to the accuracy thereof.

As part of the consideration for this transfer, Grantees agree to be bound by the terms, covenants, and restrictions set forth in the said Master Deed, it attendant By-laws, and Charter of record in Book 6806, Page 17, said Register's Office.

Further, this conveyance is given subject to:

1. 1994 taxes, which have been prorated and assumed by the Grantees.

2. The terms and conditions of the above Master Deed and By-Laws, the matters shown on the above Plat; easements and restrictions of record; and all matters of survey.

3. The property is a Condominium Apartment and is subject to the provisions of the Tennessee "Horizontal Property Act", Section 66-27-101, et seq., Tennessee Code Annotated, as amended.

4. The Certificate and Agreement of Limited Partnership of Arlington Court, Ltd., of record in Book 5914, Page 701, Register's Office for Davidson County, Tennessee.

This is improved property, known as Unit B-2, 1711 18th Avenue, South, Nashville, Tennessee.

TO HAVE AND TO HOLD the said Unit and undivided interest with the appurtenances, estate, title and interest thereto belonging to the said BILLY DEAN and wife, CATHY DEAN, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees, that she is lawfully seized and possessed of said Unit and undivided interest in fee simple; has a good right to convey it, and the same is unencumbered except as herein set forth.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said Unit and undivided interest to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

MICHEL HENRY, husband of the Grantor, joins herein for the sole purpose of quitclaiming and releasing all of his right, title and interest in and to such property, including, but not limited to, any martial and spousal rights or share therein, unto the Grantees.

WITNESS the Grantor's signature this 28th day of September, 1994.

Kathleen Bower Henry
KATHLEEN BOWER HENRY

Michel Henry
MICHEL HENRY, her husband

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, KATHLEEN BOWER HENRY and her husband, MICHEL HENRY (the "makers"), with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

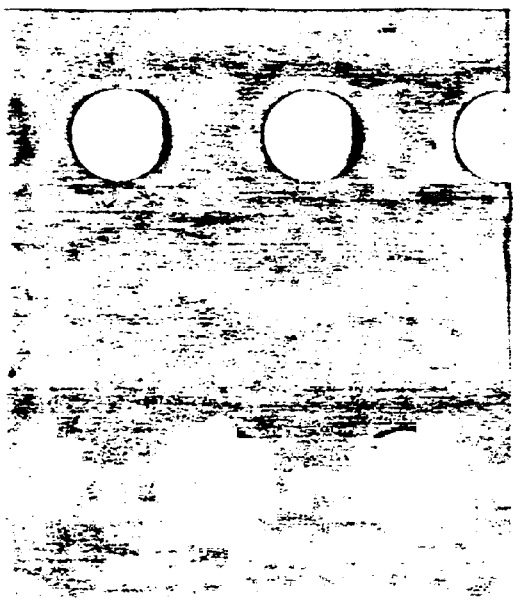
Witness my hand and seal, at office in Nashville, Tennessee, this 28th day of September, 1994.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 22 January 1995

4478 10/03 0101 03CHECK 168.40





**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

**RECEIVED OF** _____

**FOR** _____

BOOK 9482 PG 831

| | | |
|---|---|---|
| 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 | 42000.00 |
| CON TX | 155.40 |
| PRFEE | 1.00 |
| WDEED | 12.00 |
| TOTAL | 168.40 |
| CHECK | 168.40 |

10/03/94 01 15:35 0001 4478

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

96512
IDENTIF. ↑ REFERENCE
94 OCT -3 PM 3:36
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 840723