BOOK 9497 PG 592

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 49,169.18

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 14th DAY OF October 19 94

Notary Public

MY COMMISSION EXPIRES: 3-7-97
(AFFIX SEAL)

LEON SHARBER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

**THIS INSTRUMENT WAS PREPARED BY**
Leon Sharber, Atty., 1161 Murfreesboro Road, Ste. 505, Nashville, Tennessee 37217

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| James L. Snider | NVR Mortgage | MAP 136-10 |
| (NAME) | (NAME) | |
| 212 Seneca Forest Court | 111 Ryan Court | GROUP B |
| (ADDRESS) | (ADDRESS) | |
| Nashville, Tennessee 37217 | Pittsburgh, PA 15230 | PARCEL 38.00 |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, Mildred F. Starks

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James L. Snider and Christopher D. Jenkins

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:

Being Lot No. 53, Unit 53, Condominium Site Plan, Lots 15-20 and 41-56, Section Four, Priest Lake Forest of record in Plat Book 5200, page 574 amending Plat Book 5200, page 573, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lot.

For source of title reference is made to Book 7273, Page 694, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

IT IS UNDERSTOOD AND AGREED that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust of record in Book 6277, Page 306, Register's Office for Davidson County, Tennessee, which the grantee herein hereby assumes and agrees to pay. The escrow account in connection with said loan is hereby transferred to the grantee herein.

This conveyance is subject 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, as amended, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; 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

CONTINUED

unimproved ( )
This is improved ( X ) property, known as 212 Seneca Forest Court, Nashville, Tennessee 37217
(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 my hand this 14th day of October, 19 94

Mildred F. Starks

Mildred F. Starks

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 9497 PG 593

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mildred F. Starks

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 14th day of October, 19 94

Commission expires 2-27-97

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, execute 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

LEON SHARBER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

LEGAL DESCRIPTION CONTINUATION:

conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in Master Deed Establishing a Horizontal Property Regime of Priest Lake Forest Condominiums of record in Book 5931, page 645 , Book 6021, Page 99, Book 6106, Page 610 and Book 6199, Page 270, said Register's Office for Davidson County, Tennessee.

IDENTIF. & REFERENCE

94 OCT 20 AM 9:09

ELLIA S. PEEBLES, REGISTER
DAVIDSON COUNTY, TN.

01381



**WARRANTY DEED**

**FROM**

Mildred F. Starks

**TO**

James L. Snider and Christopher D. Jenkins

**RETURN TO:**

Leon Sharber, Atty.
1161 Murfreesboro Road, Ste. 505
Nashville, Tennessee 37217

9772 10/20 0101 03CHECK 190.93



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

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

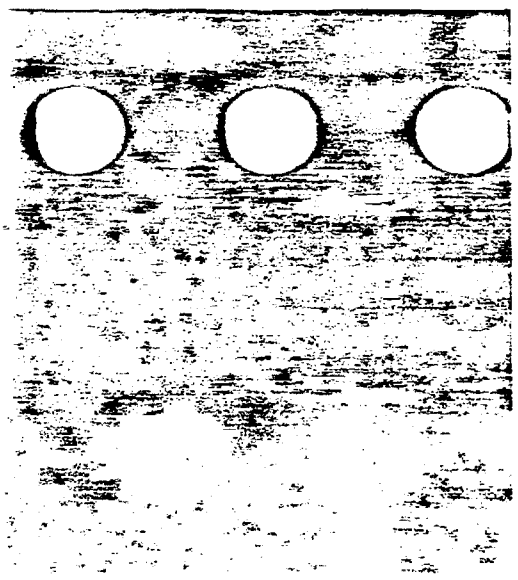
**RECEIVED OF** _____

**FOR** _____

BOOK 9497 PG 594

| | | |
|---|---|---|
| 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 | 49169.18 |
| CON TX | 181.93 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| TOTAL | 190.93 |
| CHECK | 190.93 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/20/94 01 07:08 0001 9772

01381
IDENTIF. & REFERENCE

94 OCT 20 AM 9:09

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 845944