| | |
|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Wesley D. Turner**<br>**GULLETT, SANFORD, ROBINSON & MARTIN**<br>230 Fourth Avenue, North<br>P. O. Box 198888<br>Nashville, Tennessee 37219-8888<br>(615) 244-4994<br>Box 44 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is $67,000.00.<br><br>Julia S. Wortman<br>**AFFIANT**<br><br>Subscribed and sworn to before me, this 28th day of November, 1994.<br><br>Wesley D. Turner<br>Notary Public<br><br>My Commission Expires: 7/22/95 |

| **Address New Owners As Follows:** | **Send Tax Bills To:** | **Map-Parcel Number:** |
|---|---|---|
| Julia S. Wortman<br>4225 Harding Road #602<br>Nashville, TN 37205 | Chemical Mortgage Co.<br>P. O. Box 341590<br>Worthington, OH 43234 | 103-16C-602.00 CO<br>7DA 79542 |

## WARRANTY DEED WITH RIGHT OF FIRST REFUSAL

**FOR AND IN CONSIDERATION** of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOHN H. NOEL, III, UNMARRIED**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **JULIA S. WORTMAN**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

County, State of Tennessee, described as follows:

A certain Condominium Apartment in Davidson County, Tennessee, being Unit 602 on the plan of Wellington Arms, a Condominium Development, of record in Book 5200, page 316, Register's Office for Davidson County, to which plan and record thereof are incorporated herein and made a part hereof by reference.

Being part of the same property conveyed to John H. Noel, III, by deed from Brenda Joan Davis of record in Book 9393, page 799, Register's Office for Davidson County, Tennessee.

**By acceptance of delivery of this instrument, Grantee covenants and agrees that prior to entering into any contract of sale or completing any transfer or conveyance of the subject property, Grantee, and her heirs, shall give to Grantor notice of the terms of such proposed contract, sale or transfer in writing at the following address, or such other address as Grantor may designate in writing from time to time: John H. Noel, III, 545 Mainstream Drive, Suite 106, Nashville, TN 37228. Grantor shall then have forty-eight**

**(48) hours from receipt of such notice within which to agree to purchase the subject property upon the same terms as those set forth in the notice to Grantor, by giving Grantee written notice of Grantor's intent to purchase the property. If Grantor agrees to so purchase the subject property, closing shall be completed within the time set forth in the notice, or if no time is set forth, within fifteen (15) days of written notice of Grantor's intent to purchase the property. If Grantor does not give written notice of his intent to purchase the subject property within such forty-eight (48) hour period, then Grantee may complete the initially proposed contract, sale or transfer and Grantor shall have no further right to purchase the property. The right of first refusal given to Grantor herein shall be applicable only to Grantee and her heirs and not to successive owners of the subject property. Failure to comply with the covenant herein shall not cause a forfeiture or reversion of title, but shall give Grantor an action for damages for its breach. This right of first refusal shall be subordinate to any first deed of trust financing now or hereafter encumbering the subject property.**

This conveyance is made subject to:

1. Master Deed establishing a Horizontal Property Regime of record in Book 5891, page 897, Register's Office for said County.

2. Matters shown on the Plan of record in Book 5200, page 421, Register's Office for said County.

3. The right of first refusal set forth above.

This is improved property known as 4225 Harding Road, Unit 602, Nashville, TN 37205.

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever; and I covenant with the said Grantee that I am 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 further covenant and bind myself, my heirs and assigns, 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 person 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** our hands this 28th day of November, 1994.

John H. Noel, III

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOHN H. NOEL, III, UNMARRIED**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

**WITNESS** my hand, at office, this 28th day of November, 1994.

Notary Public

My Commission Expires: 7/22/95

The undersigned, Julia S. Wortman, executes this instrument in order to bind herself to the right of first refusal set forth hereinabove.

Julia S. Wortman

Julia S. Wortman

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JULIA S. WORTMAN, UNMARRIED**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

**WITNESS** my hand, at office, this 28th day of November, 1994.

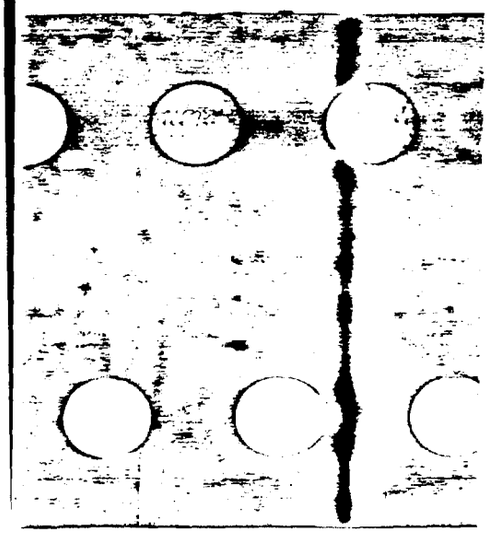
Notary Public

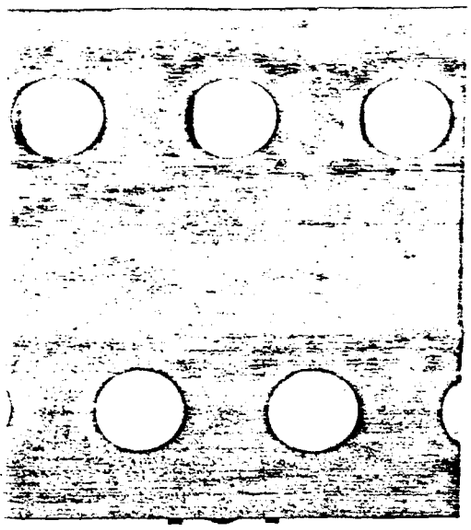
My Commission Expires: 7/22/95

12356
IDENTIFICATION REFERENCE

NOV 29 AM 9:35
REGISTER
DAVIDSON CO., TN.

7757 11/29 0101 03CHECK 260.90





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

**RECEIVED OF** _____

**FOR** _____ BOOK 9530 PG 727

| | | |
|---|---|---|
| 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 67000.00 |
| | | | | CON TX 247.90 |
| | | | | PRFEE 1.00 |
| | | | | WDEED 12.00 |
| | | | | TOTAL 260.90 |
| | | | | CHECK 260.90 |
| 11/29/94 | 01 | | | 09:35 0001 7757 |

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

12356
IDENTIF. & REFERENCE

94 NOV 29 AM 9:35
REGISTER
DAVIDSON COUNTY, TN.

**No.** 857793