23308

IDENTIF. & REFERENCE

**THIS INSTRUMENT WAS PREPARED BY**
**WILLIAMS, SMITH & DOZIER, P.C.**
**Post Office Box 190632**
**Nashville, Tennessee 37219-0632**

**PICK-UP**
95 JAN -5 PM 4:03
REGISTER
DAVIDSON COUNTY, TN.

# WARRANTY DEED

| ADDRESS NEW OWNER(S): | PARTY RESPONSIBLE FOR TAXES: | MAP & PARCEL # |
|---|---|---|
| THOMAS S. MCCRAY | Same | Map # 161-14B |
| 205 HIGHLAND VILLA CIRCLE<br>NASHVILLE, TENNESSEE 37211 | | Parcel # 205CO BOOK 9565 PG 620 |

**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, **HAZEL C. BARTHOLOMEW, UNMARRIED, and JOANNE BARTHOLOMEW, UNMARRIED** (herein "Grantors"), do hereby transfer and convey unto **THOMAS S. MCCRAY, UNMARRIED** (herein "Grantee"), a certain tract or parcel of real property in **DAVIDSON** County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 205 of Highland Villa Condominiums, its horizontal property regime having been established by the Master Deed recorded in Book 7278, Page 312 in the Register's Office for said County, reference to the plan thereof, Exhibit "B" to said Master Deed, being hereby made for full particulars.

Being the same property conveyed to Hazel C. Bartholomew and Jo Anne Bartholomew, as joint tenants with rights of survivorship by deed from Cumberland Development Corporation of Mississippi, Inc., a Mississippi Corporation, of record in Book 7310, Page 674, Register's Office for Davidson County, Tennessee.

This land is improved property known as **205 HIGHLAND VILLA CIRCLE, NASHVILLE, TENNESSEE 37211**.

**TO HAVE AND TO HOLD** said tract or parcel, with the appurtenances, estate, title and interest therein belonging to the said Grantee, his/her heirs, successors and assigns forever.

The said Grantors do hereby covenant with the Grantee 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 1995 which are prorated at the date of closing.
2. The Plan of record in Master Deed in Book 7278, Page 312, Register's Office for Davidson County, Tennessee.
3. Affidavit of record in Book 7310, Page 919, Register's Office for Davidson County, Tennessee.
4. Master Deed of record in Book 7278, Page 312, as amended in Book 7347, Page 717, Book 7352, Page 629, Book 7467, Page 850, Book 7470, Page 153, Book 7600, Page 361, Book 8173, Page 84, and Book 8199, Page 149, and By-Laws of record in Book 7278, Page 334, as amended in Book 8090, Page 537, and Book 8131, Page 95, Register's Office for Davidson County, Tennessee.
5. All other easements or restrictions of record, if any, in said Register's Office.

Except as set forth above, the undersigned Grantor 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 Grantee, his/her heirs, successors and assigns, against the lawful claims of all other persons or entities whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF** the undersigned have executed this instrument this 3rd day of January, 1995.

Hazel C. Bartholomew by Joanne A. Bartholomew Atty in fact
HAZEL C. BARTHOLOMEW

Jo Anne Bartholomew
JOANNE BARTHOLOMEW

**ATTORNEY IN FACT**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

BOOK 9565 PG 621

Before me, personally appeared JOANNE A. BARTHOLOMEW, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of HAZEL C. BARTHOLOMEW, and acknowledged that he/she executed the same as the free act and deed of said HAZEL C. BARTHOLOMEW.

Witness my hand, at office, this **3rd** day of **January, 1995.**

Notary Public
My Commission Expires: 1/22/95

**INDIVIDUAL**

STATE OF TENNESSEE, )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **JOANNE BARTHOLOMEW**, 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/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **3rd** day of **January, 1995.**

Notary Public
My Commission Expires: 1/22/95

## AFFIDAVIT OF VALUE

The actual consideration or value for this transfer, whichever is greater, is $ 106,000.00.

THOMAS S. McCRAY

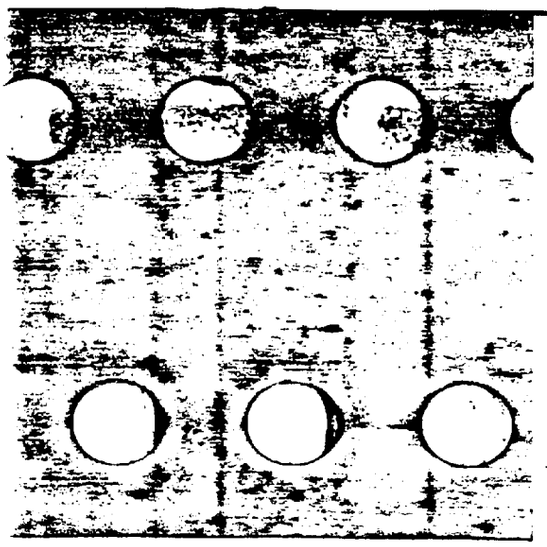
Sworn to and subscribed before me this 3rd day of January, 1995.

NOTARY PUBLIC
My Commission Expires: 1/22/95

9717 01/05 0101 03CHECK 401.20

WD-W&S.DOC
File No. 1451

TENNESSEE TITLE & ESCROW CO.
Title Co. T.G. No.



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

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

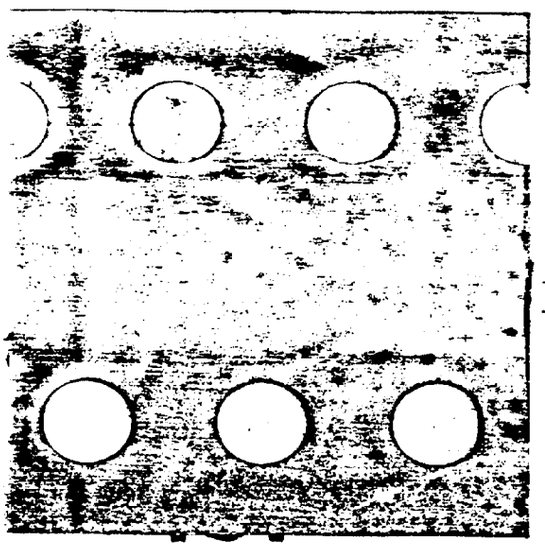
RECEIVED OF _____

FOR _____

BOOK 9565 PG 622

| | | |
|---|---|---|
| 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 106000.00
CON TX 392.20
PRFEE 1.00
WDEED 8.00
TOTAL 401.20
CHECK 401.20

01/05/95 01 16:02 0001 9717

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

23308
IDENTIF. ↑ REFERENCE

95 JAN -5 PM 4:03

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

**No.** 869586