BOOK 9573 PG 210

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NOS. |
|---|---|---|
| William E. Rankin | New Owner | |
| 3831 West End Avenue | | Map 104-060A |
| No. 17 | | Parcel 151.00CO |
| Nashville, TN 37205 | | |
| | | |
| | | |

This instrument prepared by: Robert J. Notestine, III, Attorney,
104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205
Prepared from information furnished by the parties hereto.

**WARRANTY DEED**

**FOR AND IN CONSIDERATION** of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I, Patricia C. Williams, Trustee, with full power to transfer, assign, convey, mortgage, encumber or otherwise deal with said real estate without the joinder of any beneficiary, (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto William E. Rankin, (The "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

**Land in Davidson County, Tennessee, being Unit No. 101-G on the Plan of Continental Condominiums, of record in Plat Book 5200, page 399, said Register's Office, as amended in Book 6135, page 788, said Register's Office, to which plan reference is hereby made for a more complete legal description.**

**Being part of the same property conveyed to Rudy E. Ruark, Trustee, with full power to transfer, assign, convey, mortgage, encumber or otherwise deal with said real estate without the joinder of any beneficiary by Warranty Deed from Ross L. Evans, Jr., Trustee with full power to transfer, assign, convey, mortgage, encumber or otherwise deal with said real estate without the joinder of any beneficiary of record in Book 6442, page 217, said Register's Office for Davidson County, Tennessee and being part of the same property conveyed to Patricia C. Williams, as Trustee of the Rudy Elois Ruark, Jr., Irrevocable Trust by Restated Quitclaim Deed of record in Book 8235, page 88, Register's Office for Davidson County, Tennessee.**

**This conveyance is made subject to permanent overhang easement for the construction and maintenance of an electrical power transmission line, said right conveyed in Book 4825, page 592, said Register's Office, to all easements and setback lines as shown on the Plat of record in Book 5200, page 399, as amended in Book 6135, page 788, second amendment as of record in Book 6435, page 549, said Register's Office and all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 64-2701 et seq. of and is subject to the By-Laws for the Administration thereof; also subject to easements and to utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Continental Condominiums of record in Book 5862, page 589, said Register's Office and By-Laws of record in Book 5862, page 626, said Register's Office.**

This property is commonly known as 3415 West End Avenue, Unit 101-G, Nashville, TN 37203.

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $22,500.00.

Affiant

Subscribed and sworn to before me this 13th day of January, 1995.

Notary Public

My Commission Expires Jan 27, 1998

**TO HAVE AND TO HOLD** the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, Grantee's successors and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind himself, his representatives and assigns, to warrant and forever defend the title to the Property to the said Grantee, his successors and assigns against the lawful claims of all persons whomsoever.

**IN WITNESS WHEREOF**, the Grantor has caused this Deed to be executed this 13th day of January, 1995.

Patricia C. Williams Trustee

~~Rudy E. Ruark~~, Trustee of the Rudy Elois Ruark, Jr., Irrevocable Trust

2910 01/13 0101 03CHECK 92.25

**STATE OF TENNESSEE}**
**COUNTY OF DAVIDSON}**

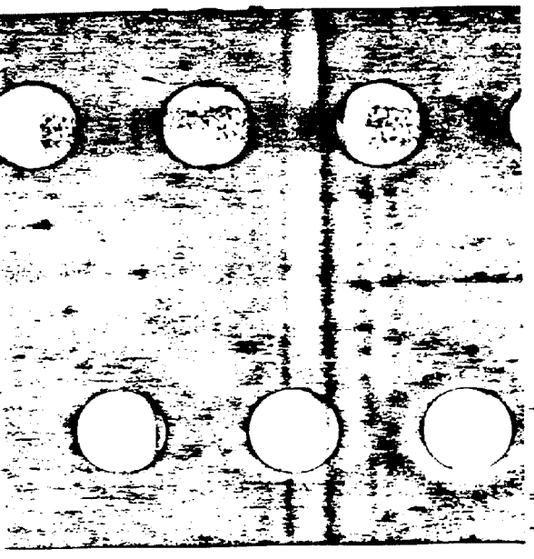
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ~~Rudy E. Ruark~~, Trustee, the bargainor, with whom I am personally acquainted (or Proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

**WITNESS** my hand and official seal at Nashville, Tennessee, this 13th day of January, 1995.

Notary Public

My Commission Expires: Jan 27, 1998

26163
IDENTIFICATION REFERENCE



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

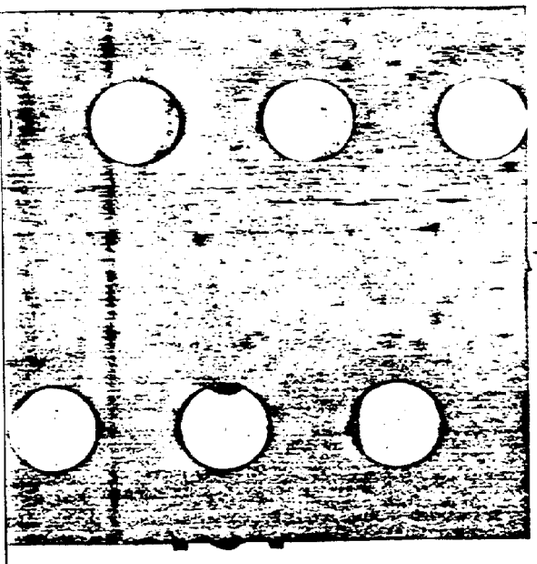
RECEIVED OF _____

FOR _____

BOOK 9573 PG 212

| | | |
|---|---|---|
| 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 22500.00
CON TX 83.25
PRFEE 1.00
WDEED 8.00
TOTAL 92.25
CHECK 92.25

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 2910

26163
IDENTIF. # REFERENCE

95 JAN 18 AM 10:12

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

**No.** 872740