00275615
Box 35

CALDWELL COURT CONDOMINIUM
UNIT WARRANTY DEED

BOOK 9616 PG 413

FROM: Ronald B. Deal and wife, Suzanne M. Deal

TO: Jane W. Burke

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
		147-2-B 30co
Jane W. Burke	Same	
(NAME)	(NAME)	
Unit B-110, Caldwell Court 550 Harding Place (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville , TN (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $25000.00.

Subscribed and sworn to before me, this the 9th day of March, 1995.

Ronald B Deal
Affiant

My Commission Expires JULY 26, 1997

Paula A. Harris
Notary Public

My Commission Expires: _____
(Affix Seal)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

(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 **JANE W. BURKE**, (the "Grantee" herein), the receipt whereof is hereby acknowledged, the undersigned Grantors, **RONALD B. DEAL and wife, SUZANNE M. DEAL**, (the "Grantors" herein), have bargained and sold, and by these presents do transfer and convey unto the said Grantee, **JANE W. BURKE**, her heirs and assigns, a certain interest in land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit Number B-110 of CALDWELL COURT CONDOMINIUMS, a horizontal property regime created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by Master Deed of record in Book 6188, Page 744, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in Exhibit A-1 of said Master Deed. Reference is made to the Plat of Caldwell Court Codominiums set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of said Unit.

Being the same property conveyed to the Grantors herein by Warranty Deed of record in Book 6386, Page 17, Register's Office for said County.

This conveyance is subject to taxes for the year 1995, which the Grantee has assumed and agreed to pay as part of the consideration for this transaction, easements and restrictive covenants as contained in Master Deed referenced above, as well as maintenance fees and special assessments set forth therein.

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

Further, this conveyance is subject to:
(1) The terms and conditions of the Horizontal Property Act of Tennessee.

(2) The premises are conveyed subject to the terms, conditions, rights,interests,easements, options, burdens, assessments and other undertakings, which may be vested in others, pursuant to the said Master Deed and its attendant Bylaws; and to all matters shown on the Plan of record in Book 4895, page 829, said Register's Office; and subject to the rights of others in and to the common areas/elements; and subject to sanitary and/or storm drainage sewer easement of record in Book 4895, page 829, said Register's Office.

This is improved property known as Unit B-110, 550 Harding Place, Nashville, Tennessee.

By acceptance of this deed of conveyance, Grantee agrees to abide by the terms and conditions of the Master Deed and all amendments thereto, the By-Laws, rules and regulations of the condominium homeowners' association.

TO HAVE AND TO HOLD the said Unit and undivided interest with the appurtenances, estate, title and interest thereto belonging to the said **JANE W. BURKE** , her heirs and assigns, forever.

And Grantors do covenant with the said Grantee that they are lawfully seized and possessed of said Unit and undivided interest in fee simple; have a good right to convey it, and the same is unencumbered, except as herein set forth.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said Unit and undivided interest to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS the Grantors' signatures this the 9TH day of March,1995.

Ronald B. Deal
RONALD B. DEAL

Suzanne M. Deal
SUZANNE M. DEAL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Ronald B. Deal and wife, Suzanne M. Deal, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

9th Witness my hand and seal, at office in Nashville, Tennessee, this day of March, 1995.

Paula A. Henn
NOTARY PUBLIC

My Commission Expires JULY 25, 1997

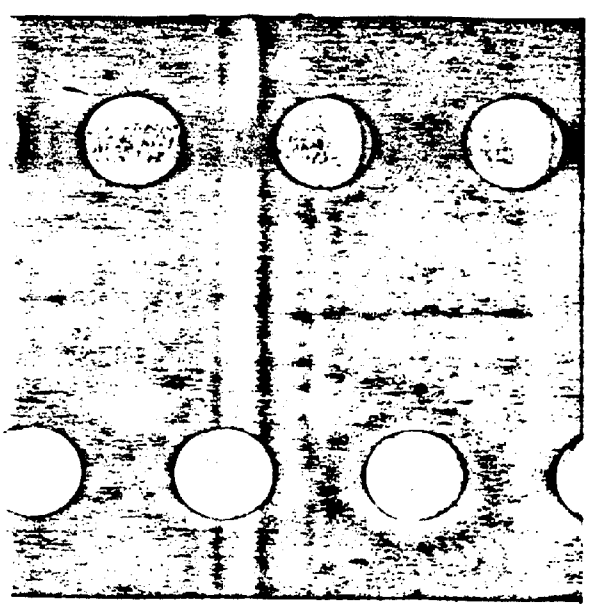
MY COMMISSION EXPIRES: _____.

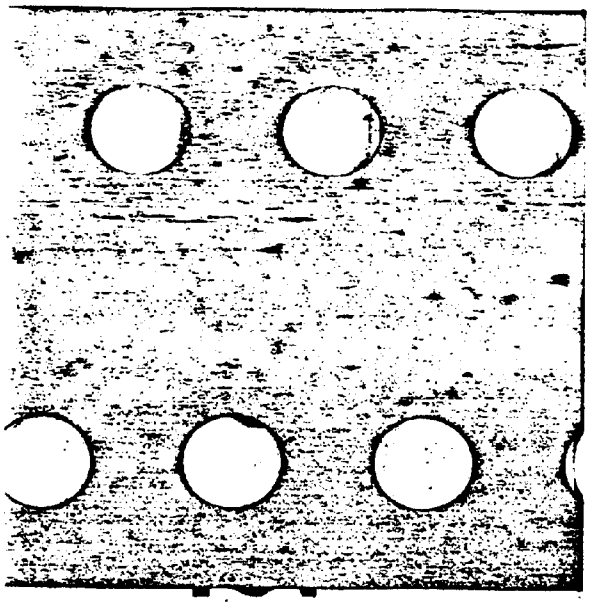
PAULA A. HENN NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires JULY 25, 1997

95 MAR 10 PM 3:45
FELIX E. DAVIDSON REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
41249

7486 03/10 0101 03CHECK 101.50





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9616 PG 415

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 25000.00
CON TX 92.50
PRFEE 1.00
WDEED 8.00
TOTAL 101.50
CHECK 101.50

03/10/95 01 15:46 0001 9486

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

41249
IDENTIF. ↑ REFERENCE

95 MAR 10 PM 3:45

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

No. 889098