BOOK 9620 PG 782

95 MAR 17 AM 9:55

DAVIDSON COUNTY, TN.

42634

IDENTIF. & REFERENCE

PREPARED BY (AND RETURN TO):

**WILKINS & IVEY**
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (kd) Title No: 36168
Dav. Co. File: Box 8

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| Beverly G. Vincent<br>4215 Harding Road, Units 502 & 504<br>Nashville, Tennessee 37205 | SAME |

**TAX MAP-PARCEL NUMBERS: 103-16B-049**

1135 03/17 0101 03CHECK 1123.00

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **George William Bothwell and spouse, Patricia A. Bothwell,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Beverly G. Vincent,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 502 and 504 on the plan of Windsor Tower Condominium Apartments, of record in Book 5200, page 71, Register's Office for said County and to which plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to George William Bothwell and wife, Patricia Ann Bothwell by deed from Steele, Richman and Grossman, a Partnership, of record in Book 5965, page 259, said Register's Office and by deed from Patricia Warren McGavock, unmarried, of record in Book 6572, page 505, said Register's Office.

**Description Reference:** Described from information contained in recorded condominium documents.

The property herein conveyed is subject to the restrictions, easements, liens and other matters set forth in the Master Deed and By-Laws of record in Book 5313, Page 338 and Book 8666, page 789, said Register's Office, and to the matters set forth in the referenced Condominium Plan of record.

This instrument is executed on behalf of Patricia A. Bothwell by George William Bothwell as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

**This is improved property, known as:** 4215 Harding Road, Units 502 & 504, Nashville, Tennessee 37205

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances,

**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, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this 15th day of March, 1995.

**George William Bothwell**

**Patricia A. Bothwell, By: George William Bothwell, Atty-In-Fact**

**State of Tennessee**
**County of Davidson**

On this 15th day of March, 1995, before me the undersigned authority, personally appeared **George William Bothwell**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN My Commission Expires 9/16/95

Notary Public

**State of Tennessee**
**County of Davidson**

**A F F I D A V I T**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 300000.00

Affiant

Sworn and subscribed before me on the 15th day of March, 1995.

Notary Public

My Commission Expires:

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN My Commission Expires 9/16/95

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 **George William Bothwell**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Patricia A. Bothwell**, as Attorney-in-Fact, as the free act and deed of the said Principal.

Witness my hand and official seal at Nashville, Tennessee, this the 15th day of March, 1995.

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN My Commission Expires 9/16/95

Notary Public

My Commission Expires:_____

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## EXHIBIT "A"
To
## WARRANTY DEED

**FROM: George William Bothwell and Patricia A. Bothwell**

**TO: A. F. Vincent and Beverly G. Vincent**

## A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

**George William Bothwell, Affiant**

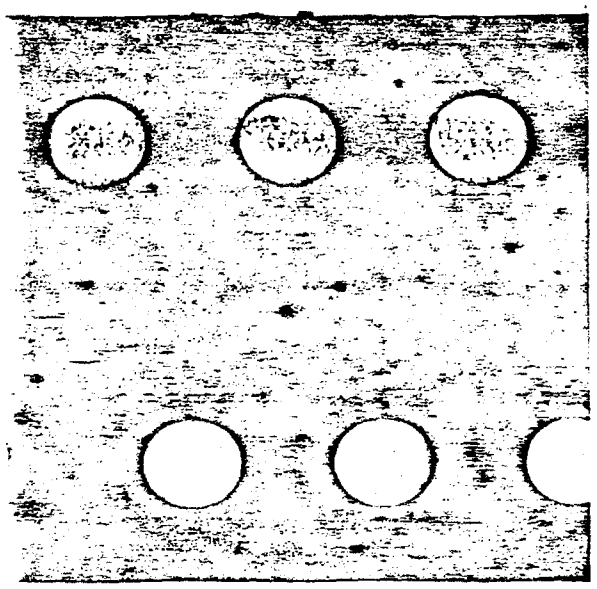
Sworn to and subscribed before me this

15th day of March, 1995.

Notary Public

My Commission Expires:_____

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN My Commission Expires 9/16/95



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

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

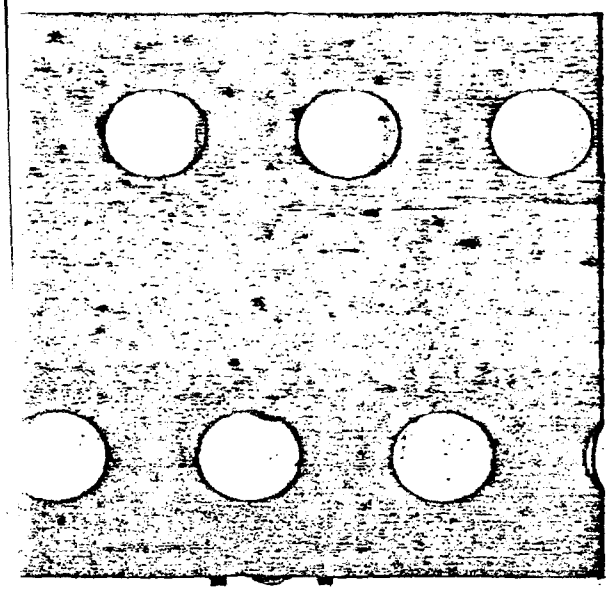
**RECEIVED OF** _____

**FOR** _____

BOOK 9620 PG 785

| | | |
|---|---|---|
| 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 300000.00
CON TX 1110.00
PRFEE 1.00
WDEED 12.00
TOTAL 1123.00
CHECK 1123.00

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

42634
IDENTIF. ↑ REFERENCE

95 MAR 17 AM 9:55

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

03/17/95 01 09:57 0001 1035

**No.** 890619