BOOK 9636 PG 751

(1)

Return to Box #23
THIS INSTRUMENT PREPARED BY:
BAKER, DONELSON, BEARMAN &
CALDWELL (JAG)
A Professional Corporation
Suite 1700, 511 Union Street
Nashville, Tennessee 37219

FROM: FREYA B. MILLER ("GRANTOR")

TO: ANTHONY W. KILROY ("GRANTEE")

ADDRESS NEW OWNER:
Anthony W. Kilroy
217 Chestnut Hill
Nashville, TN 37215

SEND TAX BILLS:
Same

MAP AND PARCEL NUMBER:
116-8-G-217

RECEIVED FOR RECORD AND RECORDED IN OFFICIAL RECORDS AS INSTRUMENT NO. 48373

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid by GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, **Freya B. Miller**, an unmarried person, have bargained and sold, and by these presents do transfer and convey unto **Anthony W. Kilroy**, his heirs and assigns, all of my interest in and to 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. 5 in a Horizontal Property Regime located on the Plan of Revised Chestnut Hill Condominiums (Sugartree Phase V) of record in Book 5200, page 171, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Freya B. Miller by deed from William F. Miller, Sr., Jeanne G. Miller, Molly McCracken Miller, Joseph G. Miller and Lucie Miller Carroll of record in Book 8154, page 214, Register's Office for Davidson County, Tennessee.

The above description is identical to that contained in the prior deed of record on this property.

This is improved property known as 217 Chestnut Hill, Nashville, Tennessee 37215.

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, his heirs and assigns, forever.

And GRANTOR does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered, except:

1. 1995 real property taxes, which have been prorated between the parties and which shall be paid by GRANTEE before delinquent.

2. Subject to lien for special assessments contained in the Master Deed.

3. The premises herein is a condominium apartment established pursuant to all the provisions of the Tennessee Horizontal Property Act as the same is set out in Sections 66-27-101, et seq. of the Tennessee Code Annotated, as amended and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings 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 Chestnut Hill, of record in Book 5560, page 763, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto of record in Book 5560, page 772, said Register's Office.

4. Subject to all matters shown on the Plan of record in Book 5200, page 171, in said Register's office.

5. A 20-foot public utility easement with a sewer line as set out in Book 5387, page 829, Book 5387, page 835 and Book 5387, page 841, all in said Register's Office.

6. Subject to rights of others in and to the common areas/elements.

And GRANTOR does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

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WITNESS my hand this 31ST day of March, 1995.

Freya B. Miller

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Linda V. Jones, a Notary Public in and for said County and State, the within named, Freya B. Miller, an unmarried person, the within named bargainor, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 31 day of March, 1995.

NOTARY PUBLIC

My Commission Expires: 11-10-97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $235,200.00.

Anthony W. King

AFFIANT

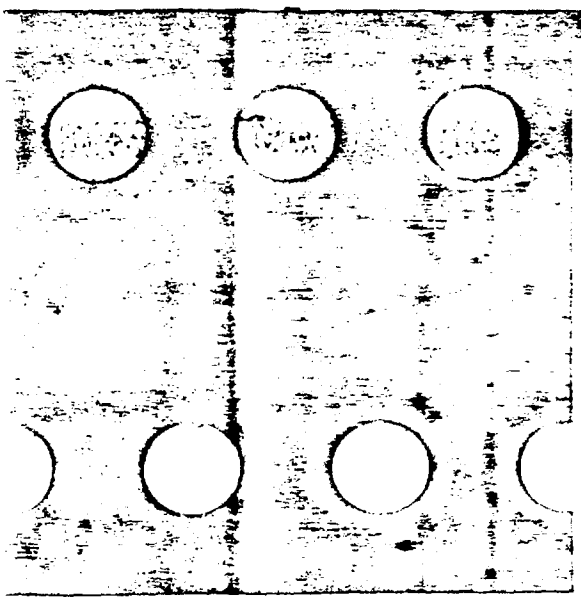
Subscribed and sworn to before me, this 31st day of March, 1995.

NOTARY PUBLIC

My Commission Expires: 11-10-97

N JAG138949 V1

RECEIVED 1071 2:01 31-MAR-95
383.24



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

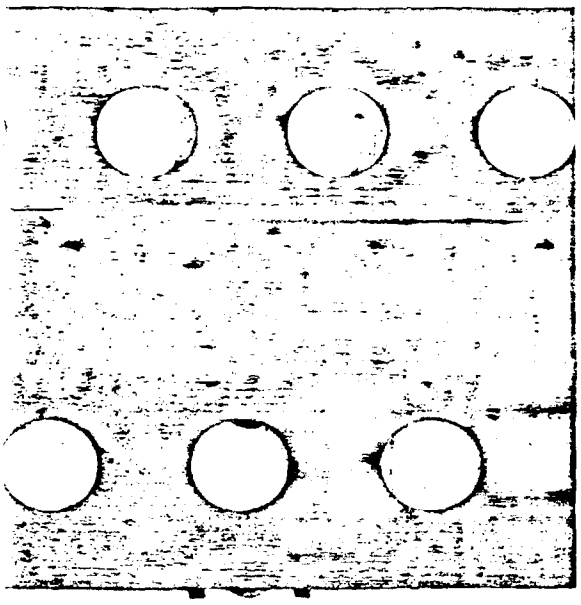
RECEIVED OF _____

FOR _____

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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
235200.00
CON TX 870.24
PRFEE 1.00
12.00
TOTAL 883.24
CHECK 883.24
04/04/95 01 13:47 0001 7381

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

48373
IDENTIFICATION REFERENCE

APR -4 PM 1:48

DAVIDSON CO. TN.

No. 896907