SVB

This Instrument Prepared By:
**Stokes & Bartholomew, P.A.**
**3310 West End Avenue, 4th Floor**
**Nashville TN 37203**
**Return to Box 50-B**

BOOK 9682 PG 163

**ADDRESS NEW OWNER:**
John A. Thorpe
538 Armistead Place
Nashville, Tennessee 37215

**SEND TAX BILL:**
*To Owner*

**MORTGAGEE:**

**MAP AND PARCEL:**
MAP 116-12
GROUP D
PARCEL 538.00 CO

## WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, James Michael Hrebenar and wife, Jacqueline Mamros Hrebenar, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto John A. Thorpe, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> A certain condominiums apartment in Davidson County, Tennessee, being Unit No. 538 on the Plan of Burlington Condominium, Phase III, of record in Book 6250, page 103, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to James Michael Hrebenar and wife, Jacqueline Mamros Hrebenar by deed from Federal National Mortgage Association, as of record in Book 8354, page 752, Register's Office for Davidson County, Tennessee.

This is improved property known as 538 Armistead Place, Nashville, TN 37215.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

1. Subject to Metropolitan Government 1995 property taxes and subsequent years thereafter.
2. The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to the 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 Burlington Condominium Phase III, of record in Book 6011, page 653, as amended in Book 6194, page 440, Book 6362, page 405, Book 5863, page 796, and in Book 6046, page 134, Register's office for Davidson County, Tennessee.

3. Subject to all matters shown on the Plan of record in Book 6250, page 103, in said Register's Office.

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said John A. Thorpe, his heirs and assigns, forever; and we, James Michael Hrebenar and wife, Jacqueline Mamros Hrebenar, do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, 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. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 25th day of May, 1995.

James Michael Hrebenar

Jacqueline Mamros Hrebenar

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

4851 05/26 0101 03CHECK 645.40

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named James Michael Hrebenar and wife, Jacqueline Mamros Hrebenar, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 25th day of May, 1995.

TRACY C. BOUCHER NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

**NOTARY PUBLIC**

My Commission Expires: 9/27/97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 172,000.00.

**AFFIANT**

Subscribed and sworn to before me this 25th day of May, 1995.

TRACY C. BOUCHER NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

**NOTARY PUBLIC**

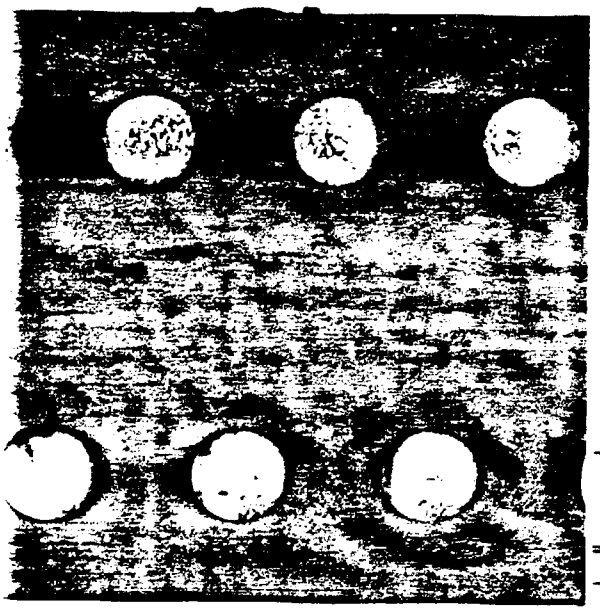
My Commission Expires: 9/27/97

95 MAY 26 AM 11:01

REGISTER DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

00064245



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

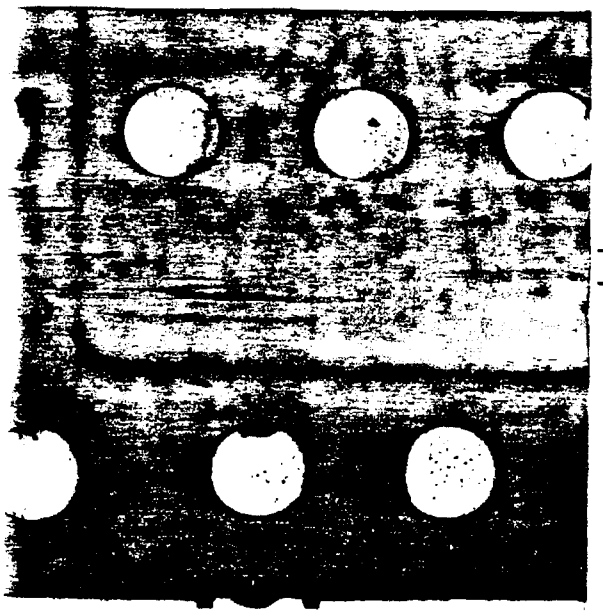
RECEIVED OF _____

FOR _____

BOOK 9682 PG 165

| | | |
|---|---|---|
| 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 172000.00
CON TX 636.40
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 1.00
WDEED 8.00
TOTAL 645.40
CHECK 645.40

05/26/95 01 11:05 0001 4851

0064245
IDENTIF. & REFERENCE

95 MAY 26 AM 11:01
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 914182