0065037

IDENTIF. ↑ REFERENCE

MAIL ENV.

95 MAY 30 PM 2:18

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

This Instrument Prepared By:

Brenda Franks Hale
Hale and Hale Attorneys
312 First Tennessee Bank Building
Franklin, Tennessee 37064

| NEW OWNER: | SEND TAX BILL TO: | MAP & PARCEL |
|---|---|---|
| Parmjit S. Sood<br>2601 Hillsboro Road Unit E-2<br>Nashville, TN 37212 | Same<br>BOOK 9684 PG 346 | Map 117-3<br>Group B<br>Parcel 65 |

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $37,750.00.

AFFIANT

Sworn to and subscribed before me
this 26th day of May, 1995.

NOTARY PUBLIC

My Commission Expires: 3/11/98

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 considerations, the receipt and sufficiency of which is hereby acknowledged, I, L. R. DEMARCO, EXECUTOR, hereinafter called the "GRANTOR", have bargained and sold and by these presents do transfer and convey unto PARMJIT S. SOOD, hereinafter called the "GRANTEE", their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

UNIT NO. E-2, PARCEL NO. 65 in a Horizontal Property Regime, which is located on the Plat of Villager Condominium, of record in Book 5200, page 154, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Martha Ray by deed from Andrews Properties, Inc. and Cherokee Properties, Inc. of record in Book 5448, page 968, Register's Office for Davidson County, Tennessee. The said Martha Ray having since died. By Last Will and Testament of Martha Ray of record in Will Book 196, page 489 and Order to Probate No. 95P-395 the said L. R. DeMarco, Executor having authority to sell.

THIS IS THE SAME DESCRIPTION IN THE PREVIOUS DEED OF RECORD.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE, his heirs and assigns, forever;

AND GRANTOR does covenant with the said GRANTEE that he 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 follows:

1. ~~Williamson~~ Davidson County taxes for the year 1995 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTOR paying his prorata part thereof to GRANTEE, who will be responsible for payment of said taxes when they become due and payable. Map 117-3, Group B, Parcel 65.

2. All matters appearing on the Plan of The Villager Condominium Apartments of record in Book 5200, page 154 and revised in Book 5200, page 201, Register's Office for Davidson County, Tennessee.

3. The premises herein is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 64-2701, 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 limitation all conditions, covenants, restrictions, options, burdens, liens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of the VILLAGER CONDOMINIUM, of record in Book 5434, page 665, said Register's Office, and the By-Laws appended thereto of record in Book 5434, page 708, said Register's Office.

4. Deed of Correction for Master Deed For Villager Condominium of record in Book 5487, page 967, Register's Office for Davidson County, Tennessee.

5. Easement for right of way granted to State of Tennessee, of record in Book 4808, page 424, said Register's Office.

AND GRANTOR DOES FURTHER covenant and bind himself, his 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.

This improved property is known as 2601 Hillsboro Road, Unit #E-2, Nashville, Tennessee.

WITNESS our hands this 26th day of May, 1995, in Franklin, Tennessee.

L. R. DeMarco Executor

L. R. DEMARCO, EXECUTOR

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named L. R. DeMarco, Executor the bargainor, with whom I am personally acquainted, and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

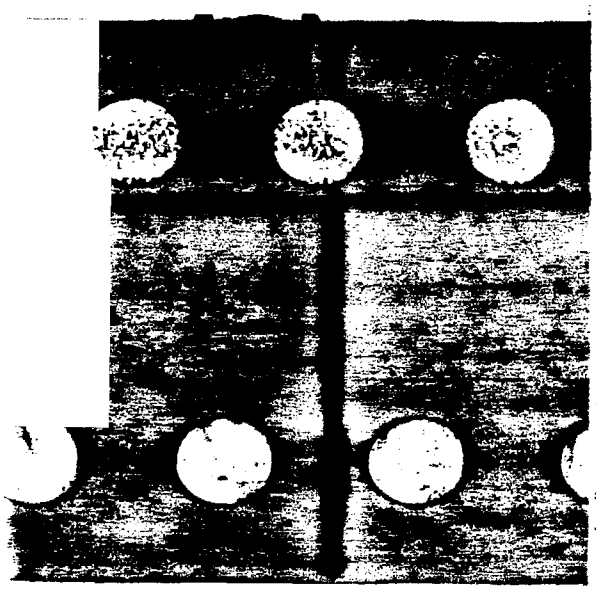
Witness my hand and official seal at Franklin, Tennessee, this 26th day of May, 1995.

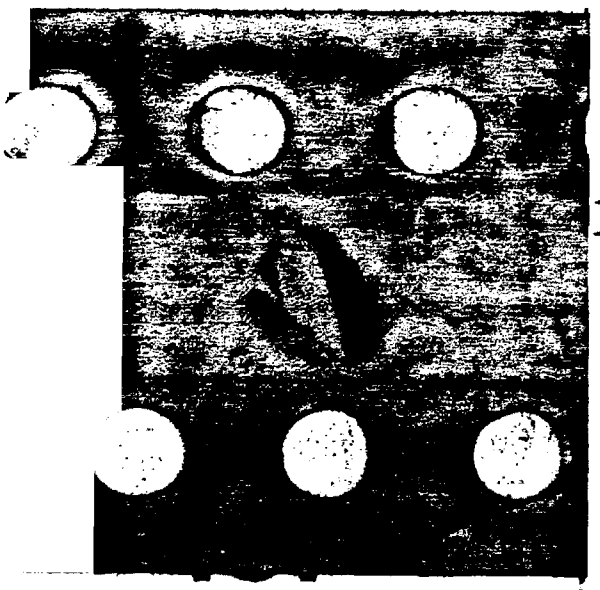
Notary Public

My commission expires: 3/11/98

DOUGLAS HALE NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

0715 05/30/95 0010 03CHECK 148.68





**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

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

RECEIVED OF _____

FOR _____

BOOK 9684 PG 348

| | | |
|---|---|---|
| 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 37750.00
CON TX 139.68
PRFEE 1.00
WDEED 8.00
TOTAL 148.68
CHECK 148.68

05/30/95 01 14:18 0001 5725

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0065037 IDENTIF. ↑ REFERENCE

95 MAY 30 PM 2:18

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 915050