BOOK 9763PG492

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN** 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994 Box 44	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $210,000.00. Margaret Ann Bolen **Affiant** Subscribed and sworn to before me, this 15 day of August, 1995. Notary Public My Commission Expires: 11-22-98

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Margaret Ann Bolen 4102 Estes Road Nashville, TN 37215	SAME	116-16-0-A-008.CO 7D 32048

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **HORTON F. EARLY AND WIFE, RUTH K. EARLY,** hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **MARGARET ANN BOLEN**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit 4-B as located on Lot No. 4 of the Plan of "The Garden" of record in Book 5200, page 224, Register's Office for Davidson County, Tennessee, and as shown on Exhibit B of the Master Deed and By-Laws of The Garden, Lots 3, 4, 5 and 6, Condominium, of record in Book 5679, page 93, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said unit, together with appurtenant interest in the common and limited common areas as shown on said Exhibit B.

Being the same property conveyed to Horton F. Early and wife, Ruth K. Early by deed from Creason Clayton and wife, Gania Clayton of record in Book 5711, page 450, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 1995 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees

to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Master Deed establishing a Horizontal Property Regime of "The Garden" of record in Book 5537, page 793, and the By-Laws appended thereto of record in Book 5537, page 799, and made applicalbe by Master Deed of record in Book 5679, page 91, as amended in Book 5810, page 168 and Book 5810, page 171, Register's Office for Davidson County, Tennessee.

3. Matters shown on the Plan of record in Book 5200, page 224, Register's Office for said County.

4. Easement for sanitary sewer and/or storm drainage granted to Metropolitan Government of record in Book 5589, page 765, Register's Office for Davidson County, Tennessee.

5. Rights of others in and to the common elements.

This is improved property known as 4102 Estes Road, Nashville, TN 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, her heirs and assigns, forever; and we 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 further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 15th day of August, 1995.

Horton F. Early

Ruth K. Early

95 AUG 15 PM 4:00
FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TN.

00089913
IDENTIF. & REFERENCE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **HORTON F. EARLY,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 15 day of August, 1995.

Notary Public

My Commission Expires: 11-22-97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

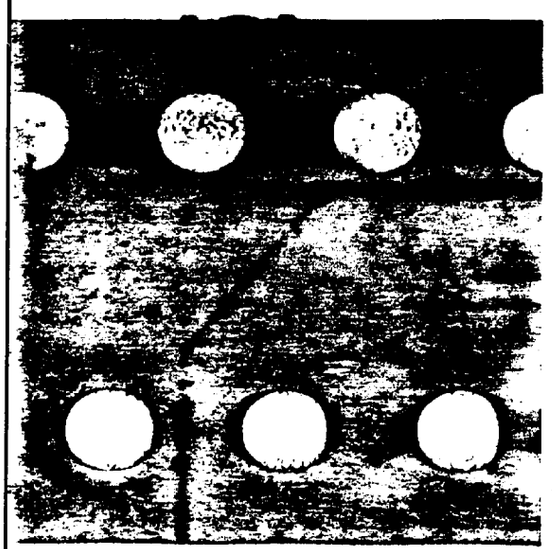
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **RUTH K. EARLY,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

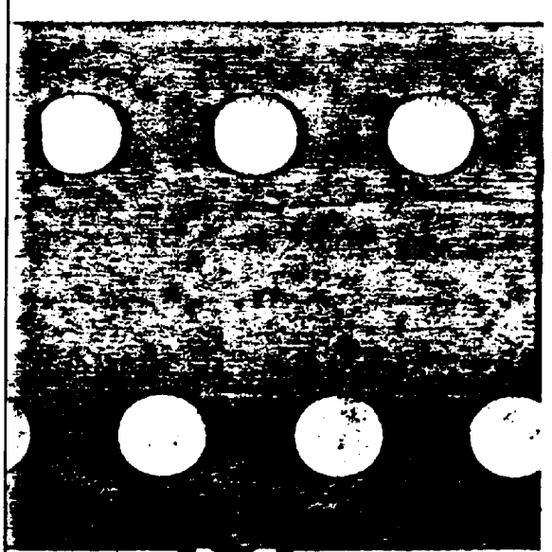
WITNESS my hand, at office, this 15 day of August, 1995.

Glenda D Bingham
Notary Public

My Commission Expires: 11-22-97

2911 08/15 0101 03CHECK 790.00





OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9763PG495

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
210000.00
CON TX 777.00
PRFEE 1.00
WDEED 12.00
TOTAL 790.00
CHECK 790.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/15/95 01 16:02 0001 2911

0089913
IDENTIF. ↑ REFERENCE

95 AUG 15 PM 4:00
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 941893