506

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

BOOK 9764 PG 107

ADDRESS NEW OWNER:
Mary F. Reilly
221 Hicks Road
Nashville, Tennessee 37221

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Union Planters Bank of Middle Tennessee, N.A.
401 Union Street
Nashville, Tn 37219

MAP AND PARCEL:
MAP 142-11
GROUP A
PARCEL 2 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, I, Billy Richard Tipps,an unmarried person, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Mary F. Reilly,an unmarried person, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee, being Unit No. 16B of Hicks Road Condominium, a horizontal property regime established by Master Deed of record in Book 7335, page 907, the Plat of which is of record in Plat Book 4175, page 64, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description, said unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the aforementioned Master Deed and being located upon Lot No. 16 on the Plan of Section Five, Valley West, of record in Plat Book 4175, page 64, Register's Office for said County.
>
> Being the same property conveyed to Billy Richard Tipps,an unmarried person by deed from Jackie N. Allsbrooks, married, as of record in Book 9063, page 546, Register's Office for Davidson County, Tennessee.

This is improved property known as 221 Hicks Road, Nashville, TN 37221.

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 Property taxes and subsequent years thereafter.
2. Subject to all matters shown on the Plan of record in Book 4175, page 65, Register's Office for Davidson County, Tennessee.
3. 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 easement, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easement 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 Hicks Road Condominium, of record in Book 7335, page 907, Register's Office for Davidson County, Tennessee, and By-Laws appended thereto.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Mary F. Reilly,an unmarried person, her heirs and assigns, forever; and I, Billy Richard Tipps,an unmarried person, do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, 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 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 my hand this the 14th day of August, 1995.

Billy Richard Tipps

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

3137 08/16 0101 03CHECK 249.50

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Billy Richard Tipps,an unmarried person, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 14th day of August, 1995.

R. L. MOORE NOTARY PUBLIC DAVIDSON COUNTY, TN

NOTARY PUBLIC

My Commission Expires: 11-20-1996

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 65,000.00.

Mary F. Reilly
AFFIANT

Subscribed and sworn to before me this 14th day of August, 1995.

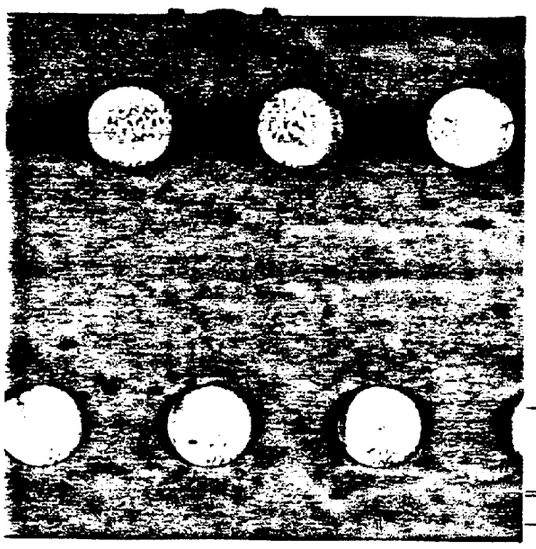
R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

NOTARY PUBLIC
My Commission Expires: 11-20-1996

95 AUG 16 AM 11:03
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

IDENTIF. ➔ REFERENCE

0090114



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

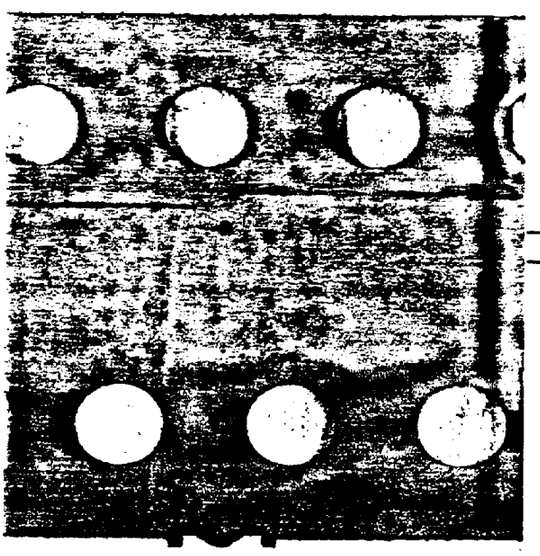
RECEIVED OF _____

FOR _____

BOOK 9764 PG 109

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 65000.00
CON TX 240.50
PRFEE 1.00
WDEED 8.00
TOTAL 249.50
CHECK 249.50

08/16/95 01 11:02 0001 3137

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0090114
IDENTIF. ◆ REFERENCE

95 AUG 16 AM 11:03
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 942114