503

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

BOOK 9768 PG 163

ADDRESS NEW OWNER:
John Roddy
2601 Hillsboro Road, Suite E-9
Nashville, Tennessee 37212

SEND TAX BILL:
To Owner

MORTGAGEE:

MAP AND PARCEL:
MAP 117-03
GROUP B
PARCEL 72CO

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, Cecilia Halter (formerly known as Cecilia R. Knight and Cecilia Ann Ruane) and husband, Michael Halter, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto John Roddy, 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 condominium apartment in Davidson County, Tennessee, being Unit No. E-9, Parcel No. 782 of the Villager Condominiums, as of record in Book 5200, page 154, Register's office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said unit.
>
> Being same property conveyed to James E. Knight and wife, Cecilia R. Knight, by deed from Andrews Properties, Inc., and Cherokee Property, Inc., of record in Book 5452, page 954, Register's Office for said County, and being the same property conveyed to Cecilia R. Knight, by quitclaim deed from James E. Knight, of record in Book 5567, page 567, said Register's Office. The said Cecilia R. Knight, being formerly known as Cecilia Ann Ruane, and now being known as Cecilia Halter.

This is improved property known as 2601 Hillsboro Road, Suite E-9, Nashville, TN 37212.

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 1995 Metropolitan Government Property taxes and subsequent years thereafter.
2. Easement for right of way granted to State of Tennessee, of record in book 4808, page 424, said Register's Office.
3. Subject to all matters shown on the Plan of record in Book 5200, page 154, in said Register's Office.
4. Master Deed establishing a Horizontal Property Regime of Villager Condominium, of record in Book 5434, page 665, as corrected by Deed of Correction of record in Book 5487, page 867, Register's Office for Davidson County, Tennessee.

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 Roddy, his heirs and assigns, forever; and we, Cecilia Halter (formerly known as Cecilia R. Knight and Cecilia Ann Ruane) and husband, Michael Halter, 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.

BOOK 9768 PG 164

Witness our hands this the 18th day of August, 1995.

Cecilia Halter By: Carolyn Overton
Attorney-In-Fact

Michael Halter By: Carolyn Overton
Attorney-In-Fact

157.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned a Notary Public in and for said County and State, the within named Carolyn Overton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Cecilia Halter and Michael Halter as their Attorney-In-Fact, as the free act and deed of the within named Cecilia Halter and Michael Halter. Witness my hand and official seal at Nashville, Tennessee, this the 18th day of August, 1995.

June E. Atkinson
NOTARY PUBLIC

My Commission Expires: 07/27/96

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 40,000.00.

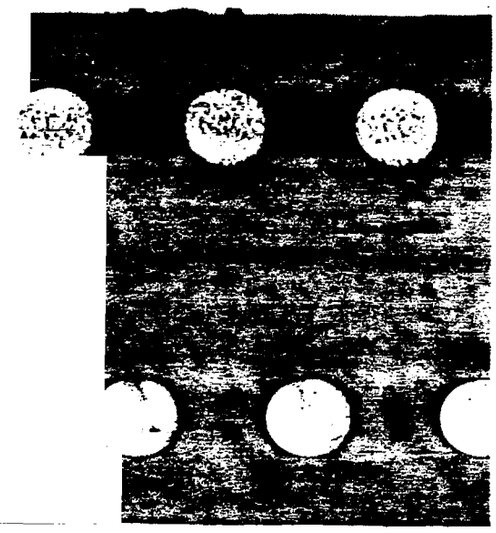
J C Roddy
AFFIANT

Subscribed and sworn to before me
this 18th day of August, 1995.

June E. Atkinson
NOTARY PUBLIC
My Commission Expires: 07/27/96

95 AUG 21 AM 11:24
FELIX E. ... REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
00091461



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

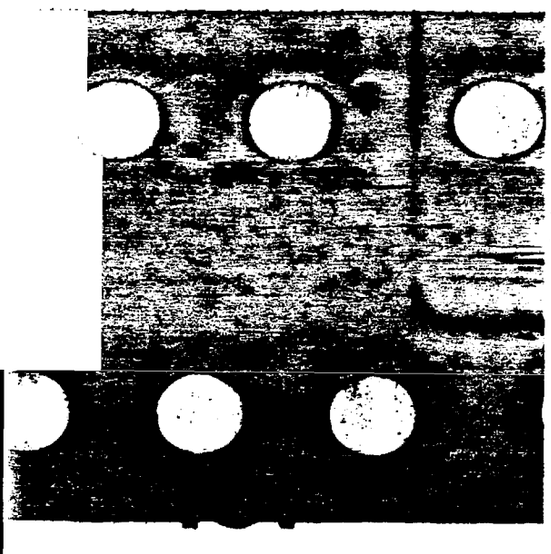
RECEIVED OF _____

FOR _____

BOOK 9768 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	40000.00
CON TX	148.00
PRFEE	1.00
WDEED	8.00
TOTAL	157.00
CHECK	157.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 001 4576

00914611
IDENTIF. ↑ REFERENCE

95 AUG 21 AM 11:24
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 943536