B0436

THIS INSTRUMENT PREPARED BY:
David B. Herbert, Attorney
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375

BOOK 9786PG849

# WARRANTY DEED

**Name and Address of New Owner:**
**Elysabeth Lackey**
6666 Brookmont Terrace #402
Nashville, Tennessee 37205

**Send Tax Bills To:**
**First American National Bank**
P.O. Box 305048
Nashville, Tennessee 37230-5048

**Street Address of Subject Property:**
**6666 Brookmont Terrace #402**
**Nashville, TN 37205**

**Map-Parcel No:**
**129-14-0A-038.00**
**CO**

**FOR AND IN CONSIDERATION** of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **JOHN H. NOEL, III, TRUSTEE**, hereinafter called **"GRANTOR,"** has bargained and sold and by these presents, does transfer and convey unto **ELYSABETH E. LACKEY**, hereinafter called **"GRANTEE,"** her heirs, and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being a certain condominium apartment being Lot 402 on the Plan of Wessex Towers Condominium Apartments, as of record in Book 5200, page 142 and 143, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to John H. Noel, III, Trustee, by deed from Ada C. Anderson and Sandra A. Anderson, as of record in Book 6170, page 135, Register's Offfice for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following:

1. All matters shown on the Plan of record in Book 5200, pages 142 and 143, Register's Office for Davidson County, Tennessee.

2. The premises herein conveyed is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Sections 66-27-101 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 limitations all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Wessex Towers Condominium as of record in Book 5414, page 634, amended in Book 5599, page 39 and Book 6478, page 742, Regiter's Office for Davidson County and the By-Laws appended thereto as of recrod in Book 5414, page 653, Register's Office for said County.

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its heirs, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**WITNESS** its hand this 31 day of August, 1995.

John H. Noel, III, Trustee

**STATE OF TENNESSEE** ]
**COUNTY OF DAVIDSON** ]

Before me, the undersigned, a Notary Public in and for said State and County aforesaid, personally appeared the within named John H. Noel, III, Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

**WITNESS** my hand and official seal at Nashville, Tennessee, this the 31st day of August, 1995.

Mary Ann Selley
NOTARY PUBLIC
My commission expires: [illegible]

MARY ANN SELLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Mary Ann Selley
My Commission Expires
January 24, 1998
STATE OF TENNESSEE

**STATE OF TENNESSEE** ]
**COUNTY OF DAVIDSON** ]

The actual consideration or value whichever is greater for this transfer is $90,000.00.

Elysabeth E Lackey
Affiant

Subscribed and sworn to before me, this the ____ day of August, 1995.

J. Mark Morgan
Notary Public
My commission expires:
7/26/97

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE ]
COUNTY OF DAVISON ]

# A F F I D A V I T

RE: 6666 Brookmont Terrace
Unit 402

I, John H. Noel, III, after being duly sworn, state as follows:

1. I hold title as Trustee of the above described property as shown by warranty deed of record in Book 6170, page 135, Register's Office for Davidson County, Tennessee.

2. That I am the sole owner and beneficiary of the property and there has never been a Trust Agreement executed regarding this subject property.

3. These statements are made for the purpose of inducing Old Republic Title Insurance Company to issue owner's title insurance to Elysabeth E. Lackey in the amount of $90,000.00 and mortgage title insurance to First American National Bank in the amount of $72,000.00.

4. For and in consideration of the issuance of title policies without exception as to my authority to execute deed and other documents as Trustee, I agree to indemnify and hold harmless Old Republic Title Insurance Company from any and all claims that may arise as a claim against the subject real property.

Dated this 31 day of August, 1995.

John H. Noel, III, Trustee

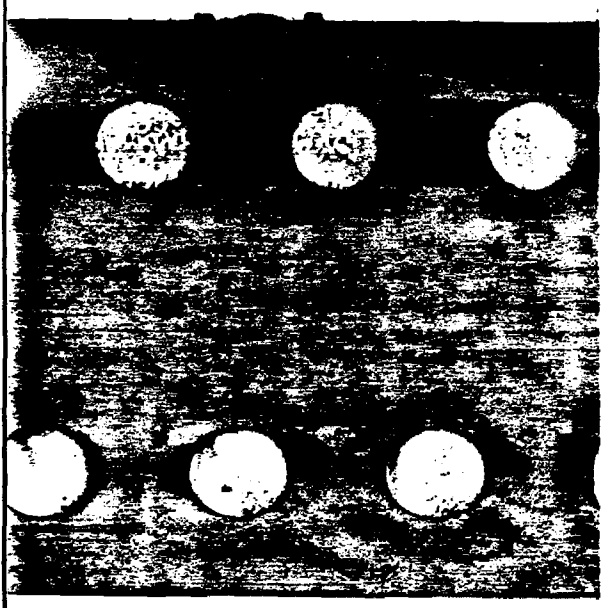
Sworn to and subscribed before me
this 31st day of August, 1995.

Notary Public
My Commission expires: 7/26/97

00097482
IDENTIF. & REFERENCE

95 SEP -6 PM 3:49
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

1064 09/06 0101 03CHECK 346.00



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

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

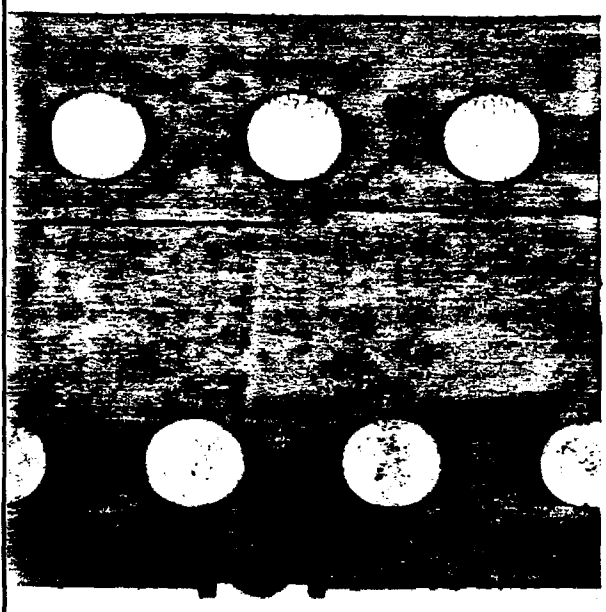
RECEIVED OF _____

FOR _____

BOOK 9786 PG 852

| | | |
|---|---|---|
| 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 90000.00
CON TX 333.00
PRFEE 1.00
WDEED 12.00
TOTAL 346.00
CHECK 346.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/06/95 01 15-30 0001 1064

0097482
IDENTIF. ↑ REFERENCE

95 SEP -6 PM 3:49
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 949961