50 B

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

BOOK 9791 PG 866

ADDRESS NEW OWNER:
E. S. Brugh Reynolds
2116 Hobbs Road Unit J-5
Nashville, TN 37215

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Margaret R. Roberts

MAP AND PARCEL:
MAP 131-2-A
GROUP
PARCEL 56

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, Patricia D. Erwin, an unmarried person, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto E. S. Brugh Reynolds, an unmarried person, 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:

> Land in Davidson County, Tennessee, being Unit No. J-5, of Hobbs House Condominium Apartments, as of record in Book 4595, page 74, as amended in Book 5200, page 54, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Patricia D. Erwin, an unmarried person by deed from , as of record in Book , page , Register's Office for Davidson County, Tennessee.

This is improved property known as Hobbs House Condominium Apartments, J-5, 2116 Hobbs Rd. Unit J-5, Nashville, TN 37215.

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 the 1995 taxas and subsequent years thereto.
2. All matters shown on the Plan of record in Book 4595, page 74, as amended in Book 5200, page 54, 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 easements, rights and interests 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 Hobbs House Condominium Apartments, of record in Book 5289, page 515, as amended in Book 5292, page 958 and Book 5293, page 612, Register's Office for Davidson County, Tennessee.

4. Subject to the rights of others in and to the common areas/elements.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said E. S. Brugh Reynolds, an unmarried person, his heirs and assigns, forever; and I, Patricia D. Erwin, 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, 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.

Witness my hand this the 1st day of September, 1995.

Patricia D. Erwin

Patricia D. Erwin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Patricia D. Erwin, 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 she executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 1st day of September, 1995.

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: Nov 20, 1996

0099247

IDENTIF. ↑ REFERENCE

SEP 1 PM 2:31

FELIX W. MISCALL REGISTER DAVIDSON COUNTY, TN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 57,000.00.

E. S. Brugh Reynolds

AFFIANT

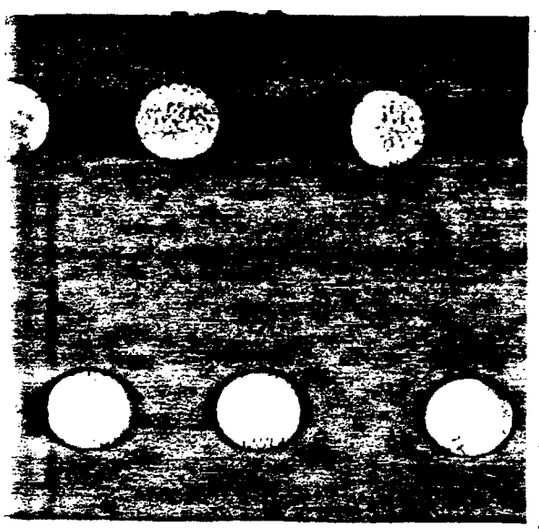
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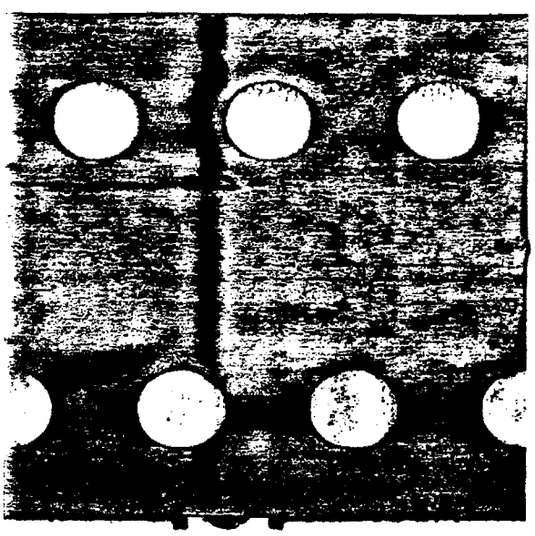
R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

Subscribed and sworn to before me this 1st day of September, 1995.

NOTARY PUBLIC

My Commission Expires: Nov 20, 1996





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

RECEIVED OF 2941 09/11 0101 CHECK 1.00-

FOR

BOOK 9791 PG 868

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 57000.00	
			CON TX 5210.90	
			ERR CO	
			CON TX 5210.90-	
			CON TX 210.90	
			PRFEE 1.00	
			PRFEE 1.00	
			WDEED 8.00	
			~~TOTAL 220.90~~	
			~~CHECK 220.90~~	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

~~09/11/95 01 14:30 0001 2940~~

0099247
IDENTIF. ↑ REFERENCE

95 SEP 11 PM 2:31
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

CONT 1.00-

VOID
PRFEE 1.00-
~~TOTAL 1.00-~~
~~CHECK 1.00-~~
~~09/11/95 01 14:30 0001 2941~~
CONT 1.00-

TOTAL $219.90

No. 951815