| | |
|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**George V. Crawford, Jr.**<br>**GULLETT, SANFORD, ROBINSON & MARTIN**<br>Third Floor<br>230 Fourth Avenue, North<br>P. O. Box 198888<br>Nashville, Tennessee 37219-8888<br>(615) 244-4994 | STATE OF TENNESSEE)<br>COUNTY OF Humphreys)<br><br>The actual consideration or value, whichever is greater, for this transfer is $125,000.00<br><br>**AFFIANT**<br><br>Subscribed and sworn to before me, this 28 day of March, 1996.<br>Sandra H. Dreaden<br>Notary Public<br><br>My Commission Expires: 5-11-98 |

| **Address New Owners As Follows:** | **Send Tax Bills To:** | **Map-Parcel Number:** |
|---|---|---|
| Dr. James Powers, Jr.<br>3901 Harding Road #908<br>Nashville, TN 37205 | SAME | 103-16A-29 |

## 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, **JAMES LEVINE, unmarried,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **JAMES POWERS, JR.,** hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 908 of Rokeby Condominium Apartments, as shown on a "2nd Revised Plan" of record in Book 5050, page 16, Register's Office for said County, and more fully depicted on the Plan of the 9th Floor of Rokeby, of record in Book 5060, page 64, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James Levine, unmarried, by deed from J & G Properties, a partnership composed of George V. Crawford, Jr. and wife, Judith Rodenhauser Crawford, of record in Book 6702, page 294, Register's Office for Davidson County, Tennessee.

1. 1996 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 Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 4675, page 126, amended in Book 4860, page 71; Book 5050, page 16 and Book 5060, page 64, Register's Office for said County.

3. Master Deed establishing a Horizontal Property Regime of Rokeby Condominium, of record in Book 4829, page 138, amended in Book 4983, page 98; Book 5096, page 409; Book 5459, page 179; Book 7399, page 814; Book 9828, page 213, Register's Office for said County.

This is improved property known as 3901 Harding Road, #908, Nashville, Tennessee, 37205.

**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, his heirs and assigns, forever; and he covenants with the said Grantee that he 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 further covenants and binds himself, his heirs and assigns, 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 person 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** our hands this 26 day of March, 1996.

James Levine

Karen L. Keegan
Comm #1000179
NOTARY PUBLIC CALIFORNIA
ORANGE COUNTY
Comm. Expires Aug 15 1997

STATE OF CALIFORNIA)
COUNTY OF Orange )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JAMES LEVINE**, 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 26 day of March, 1996.

Karen L. Keegan
Notary Public

My Commission Expires: August 15, 1997

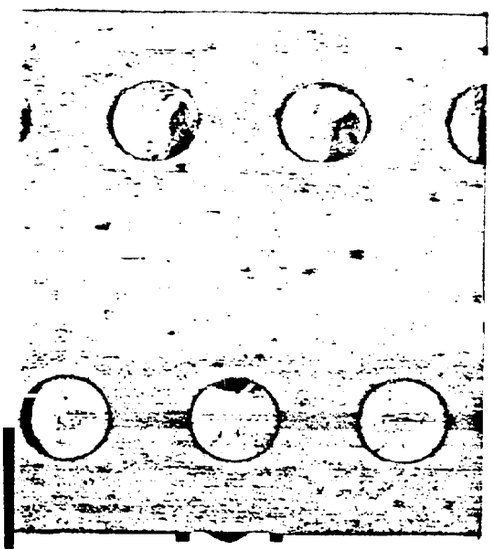
4353 03/29 0101 03CHECK 471.50

0165619
IDENTIFICATION REFERENCE

96 MAR 29 PM 3:58
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

0047653.01





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

RECEIVED OF _____

FOR _____

BOOK 9996 PG 622

| | | |
|---|---|---|
| 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 |
| | | | | 125000.00 |
| | | | | CON TX 462.50 |
| | | | | PRFEE 1.00 |
| | | | | MTEEE 8.00 |
| | | | | TOTAL 471.50 |
| | | | | CHECK 471.50 |
| | | | 03/29/96 01 | 15:59 0001 4353 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0165619
IDENTIF. & REFERENCE

96 MAR 29 PM 3:58
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1022365