PREPARED BY (AND RETURN TO):

**WILKINS & IVEY**
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

BOOK 10006 PG 492

W & I Ref: (kd) Title No: 37516
Dav. Co. File: Box 8

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| John T. Pogue<br>4215 Harding Road, #1007<br>Nashville, Tennessee 37205 | SAME |

**TAX MAP-PARCEL NUMBERS: 103-16B-114**

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John H. Pietri, Jr., and spouse, Martha Pietri,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **John T. Pogue, unmarried,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

**To Wit:**

A condominum apartment in Davidson County, Tennessee, being Unit No.1007 of Windsor Tower Condominums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book5200, Page 71, Register's Office for said County,to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

BEING the same property conveyed to John H.Pietri, Jr.and spouse, Julia S. Pietri, as tenants by the entirety by deed from Harold Bell Tate, Jr.and spouse, Sarah J. Tate of record in Book 7412, Page 879, Register's Office for said County. Julia S. Pietri has since conveyed her interest in subject property to John H. Pietri, Jr. through Harold Reeves,Trustee,by quitclaim deed of record in Book 8033, Page847, Register's Office.

The property herein conveyed is subject to the restrictions, easements,liens and other matters setforth in the Master Deed and By-Laws of record in Book 5313,Page 338 and Book 8666, Page 789, said Register's Office and to the matters set forth in the referenced Condominium Plan of record.

Martha Pietri, spouse of John H.Pietri, Jr., joins in this conveyance solely for the purpose of waiving her marital interest in the subject property.

**This is improved property, known as:** 4215 Harding Road, #1007, 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, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised and

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possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this 3rd day of April, 1996.

**John H. Pietri, Jr.**

**Martha Pietri**

**State of Georgia**
**County of** Gwinnett

On this 3 day of April, 1996, before me the undersigned authority, personally appeared **John H. Pietri, Jr. and Martha Pietri**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public, Gwinnett County, Georgia
My Commission Expires March 10, 1998

My Commission Expires: _____

Notary Public

**State of Tennessee**
**County of Davidson**

**A F F I D A V I T**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 83500.00

Affiant

Sworn and subscribed before me on the 5th day of April, 1996.

Notary Public

My Commission Expires: _____

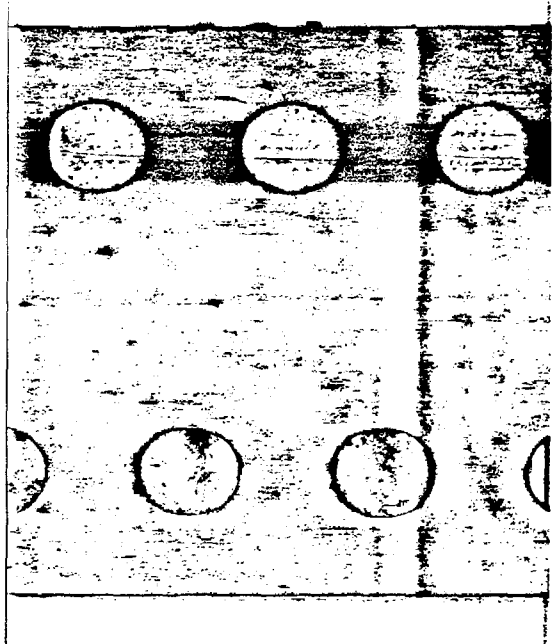
PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
EXP. 7/27/98

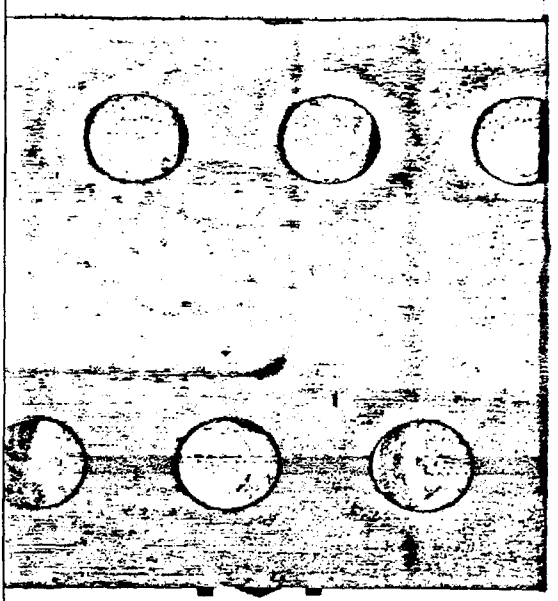
7266 04/08 0101 03CHECK 317.95

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

96 APR -8 AM 9:48
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. + REFERENCE
0168355





**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

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

**RECEIVED OF** _____

**FOR** _____

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| | | |
|---|---|---|
| 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 | 83500.00 |
| CON TX | 308.95 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| TOTAL | 317.95 |
| CHECK | 317.95 |

04/08/96 01 09:50 0001 7266

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

0168355
IDENTIF. ↑ REFERENCE

96 APR -8 AM 9:49
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 1025254