10019-678

WARRANTY DEED

FROM: FREEMAN WEBB DEVELOPERS, INC.
TO: CHERYL E. OWENS
WADE R. OWENS and BETTY J. OWENS

Address New Owner's

Cheryl E. Owens	Send Tax Bills to	Map-Parcel No.
F-8 West Meade Condominiums		
6680 Charlotte Pike	same	102-7-A-92CO
Nashville, Tennessee 37209		

This instrument prepared by: Mimi S. Hurd, Attorney at Law, 545 Mainstream Drive, Suite 101, Nashville, Tennessee 37228

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $42,000.00

Cheryl E. Owens
AFFIANT

Subscribed and sworn to before me, this the 17th day of April, 1996

NOTARY PUBLIC

My commission expires: January 29, 2000

PICK-UP

93 APR 18 AM 10:52

0172634

IDENTIFICATION REFERENCE

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS, cash in hand paid by the hereinafter named Grantees and other good and valuable considerations, the receipt of which is hereby acknowledged, FREEMAN WEBB DEVELOPERS, INC., hereinafter called "Grantor," has this day bargained and sold, and does hereby transfer and convey unto CHERYL E. OWENS, unmarried, WADE R. OWENS and wife, BETTY J. OWENS, hereinafter called "Grantees" their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

> Apartment Unit F-8 of West Meade Condominium created under Title 66, Chapter 27, Sections 101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 5923, Page 704, and amended in Book 6277, page 653, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of West Meade Condominium of record in Book 5200, page 430, said Register's Office, for a more complete identification and description of such Unit.
>
> Being the same property conveyed to Freeman Webb Developers, Inc. by Trustee's Deed from Stephen C. Baker, Trustee of record in Book 7786, page 488, Register's Office for Davidson County, Tennessee.

This is improved property, known as Unit No. F-8, West Meade Condominium, 6680 Charlotte Pike, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees, their heirs and assigns, forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except:

1. Taxes for the year 1996, a lien but not yet due and payable.

2. All terms and provisions of the Master Deed of record in Book 5923, Page 704, Register's Office, Davidson County, Tennessee. Said Master Deed was amended in Book 6277, Page 653.

3. All terms and provisions of the Charter of West Meade Condominium Association, Inc., of record in the Office of the Secretary of State of Tennessee and in Book 5923, Page 756, the Register's Office for Davidson County, Tennessee, and the By-Laws and Rules and Regulations of said corporation.

4. Easements, restrictions and encroachments as shown on the plat of West Meade Condominium of record in Book 5200, page 430, Register's office, Davidson County, Tennessee.

5 Sanitary sewers and/or storm drainage easement conveyed to Metropolitan Government of Nashville, Davidson County, Tennessee of record in Book 4520, page 836, said Register's Office

6 Such liens and other matters, if any, against which Grantees' title insurer commits to insure Grantees from loss as provided in the title insurance policy provided Grantees by Grantor

P. 10019 P. 679

7 Rights of tenants under existing lease, if any

8 A perpetual easement for ingress and egress set forth in Deed of Trust of record in Book 4141, page 743, as corrected in Book 4265, page 587, Register's Office for Davidson County, Tennessee

Grantees by acceptance of this deed hereby join in and accept, and agree to be bound by the foregoing instruments creating West Meade Condominium and West Meade Condominium Association, Inc. Said Grantees further agree hereby to pay all assessments whether special or general which are levied by West Meade Condominium Association, Inc. in connection with West Meade Condominium. Grantees specifically consent to the terms and conditions of Paragraph 7 of the Master Deed as amended providing for the retention of a lien in favor of the Association to secure the payment of all such assessments and power of sale to enforce the assessment lien

IN WITNESS WHEREOF, the parties have executed this instrument on this 17 day of April, 1996

"GRANTOR"

FREEMAN WEBB DEVELOPERS, INC

BY _____

ITS Vice President

"GRANTEES"

_____
CHERYL H. OWENS

_____
WADE R. OWENS

_____
BETTY J. OWENS

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Mimi S. Hukes, Notary Public of said State and County, James A. Webb III, with whom I am personally acquainted and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the Vice President of the Grantor and is authorized by the Grantor to execute this instrument on behalf of the Grantor.

Witness my hand, at office, this 17 day of April, 1996

_____
Notary Public

My commission expires January 29, 2000

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Mimi S Hukes, Notary Public of said County and State, Cheryl H. Owens, 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 instrument for the purposes therein contained

Witness my hand and official seal at Nashville, Tennessee, this 17 day of April, 1996

_____
Notary Public

My commission expires January 29, 2000

BK 10019 PG 680

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Nicki Shaw, Notary Public of said County and State, Wade R. Owens and wife, Betty J. Owens, the bargainors, with both of whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 17th day of April, 1996.

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Nicki Shaw
Notary Public

My commission expires: January 29, 2000

OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 10019 PG 681

CV	CONVEYANCE	CC	CERTIFIED COPY	MISC	MISCELLANEOUS
MP	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

DAT	[illegible]
TAX	139.40
PRFEE	1.00
AGREED	12.00
TOTAL	153.40
PAID	153.40

[illegible] 383

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0172634 IDENTIF. & REFERENCE

96 APR 18 AM 10:52

[illegible]

No. 1029831