BOOK 10035 PG 678

NAME AND ADDRESS OF NEW OWNER:
DIANE SACKS, a single person
3415 West End Avenue, Unit 208
Nashville, TN 37203

THIS INSTRUMENT PREPARED BY:
Daniel C. Masten
Attorney at Law
346 21st Avenue North
Nashville, Tennessee 37203

SEND TAX NOTICE TO:
DIANE SACKS
3415 West End Avenue, Unit 208
Nashville, TN 37203

Pt. of 104-6
109
26W-5420

**WARRANTY DEED**

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I, RICHARD I. GELDREICH, a single person (The "Grantor") have bargained and sold, and by these presents do transfer and convey unto DIANE SACKS, a single person, (The "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, TN being Unit No. 208, on the Plan of Continental Condominiums, of record in Plat Book 5200, page 399, said Register's Office, to which plan reference is hereby made for a more complete legal description.

This conveyance is made subject to a permanent overhang easement for the construction and maintenance of an electrical power transmission line of record in Book 4825, page 592, said Register's Office, certain easements and setback lines of record in Book 5200, page 399, said Register's Office, and all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 64-2701 et seq. of the T.C.A., 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 building 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 Continental Condominiums, of record in Book 5862, page 589, said Register's Office, and By-Laws of record in Book 5862, page 626, said Register's Office.

Being the same property conveyed to RICHARD I. GELDREICH, a single person by Warranty Deed from J. GRADY BOWMAN, II and wife, NEILLE TAYLOR BOWMAN of record in Book 8716, Page 115, Register's Office for Davidson County, Tennessee.

This description is the same as was used in the last deed of record.

This conveyance is subject to taxes, easements and restrictive covenants of record.

This is improved property commonly known as 3415 West End Avenue, Unit 208, Nashville, Tennessee 37203.

96 MAY -2 AM 9:10
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

01177422
IDENTIF. & REFERENCE

[ STATE OF TENNESSEE}
[ COUNTY OF DAVIDSON}
[
[ The actual consideration or value, whichever is greater for
[ this transfer is $79,500.00
[
[
[
[ Affiant
[ Subscribed and sworn to before me this the 1st day of
[ May, 1996.
[
[
[ Notary Public
[ My Commission Expires: 11-22-97

BARBARA M. CAMPBELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 successors and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind himself, his representatives and assigns, to warrant and forever defend the title to the property to the said Grantee, her successors and assigns against lawful claims of all persons whomsoever.

**IN WITNESS WHEREOF**, the Grantor's has caused this Deed to be executed this the 1st day of MAY, 1996.

RICHARD I. GELDREICH

**STATE OF TENNESSEE}**
**COUNTY OF DAVIDSON}**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named RICHARD I. GELDREICH,with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

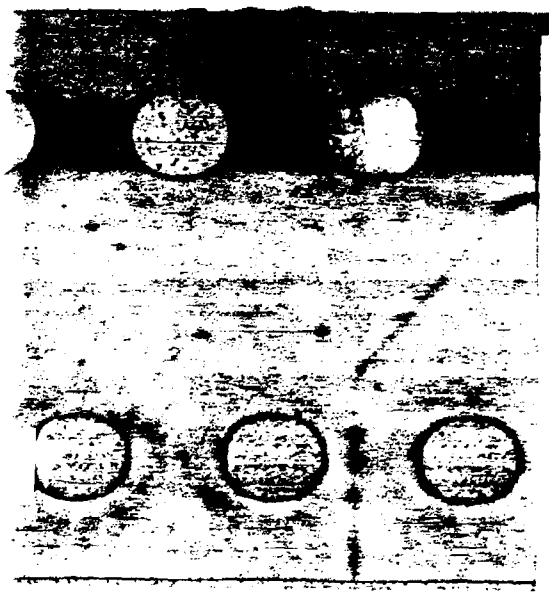
Witness my hand and official seal at Nashville, Tennessee, this 1st day of May, 1996.

**NOTARY PUBLIC**

My Commission Expires: 11-22-97

BARBARA M. CAMPBELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

1997 05/02 21:01 03CHECK 303.15



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

RECEIVED OF _____

FOR _____

BOOK 10035 PG 680

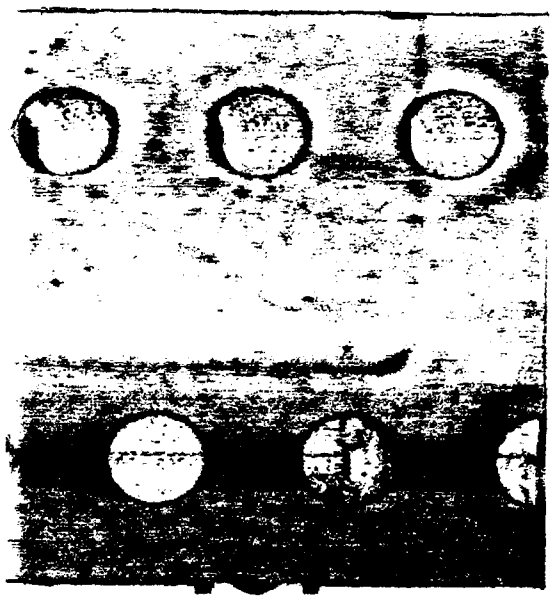
| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | | |

CAMT 79500.00
CON TX 294.15
PRFEE 1.00
MDEED 8.00
TOTAL 303.15
CHECK 303.15

05/02/96 01 09:15 0001 6887

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



0177422
IDENTIF. ← REFERENCE

96 MAY -2 AM 9:11
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1034921