Mail

PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

BOOK 10045 PG 398

WARRANTY DEED

THIS INDENTURE IS MADE AND ENTERED INTO THIS 26th day of **April, 1996.**

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, GREGORY E. CARSON and LAURA CARSON, HUSBAND AND WIFE, herein referred to as Grantors, have this day bargained and sold and do hereby transfer and convey unto the said **ANTHONY F. KOTAR, UNMARRIED, and JUDITH DICKEY, UNMARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP , herein referred to as Grantees, their successors, heirs and assigns, certain real estate in DAVIDSON,** County, State of Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated heren by reference.

This is improved property known as 323 FOREST PAR, UNIT 2-7, MADISON, TN 37115.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their heirs, successors and assigns forever. The Grantors covenant and agree with the said Grantees that Grantors is/are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit 'B" attached hereto. Grantors further covenant and bind himself/herself/themselves, their heirs and representatives, to warrant and forever defend the title to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons whomsoever.

LAURA CARSON, spouse of the Grantor herein, join in the herein conveyance for the sole purpose of conveying any right, title and interest SHE may have in and to the property described herein, marital or otherwise.

WITNESS the hand and seal of Grantors on the day and year first above written.

96 MAY -9 AM 9:18

REGISTER
DAVIDSON COUNTY, TN.

0180237

IDENTIF. ↑ REFERENCE

GREGORY E. CARSON
Signature of Seller

LAURA CARSON
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **GREGORY E. CARSON,** the within named bargainor, with 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 office in **DAVIDSON** County, this **26th** day of **April, 1996.**

Notary Public

DENISE C. ALLS
NOTARY PUBLIC AT LARGE
SUMNER COUNTY TENNESSEE

My Commission Expires: 5-11-96

INDIVIDUAL

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

BOOK 10045 PG 399

STATE OF TENNESSEE)
COUNTY OF)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **LAURA CARSON**, the within named bargainor, with 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 office in **DAVIDSON** County, this **26th** day of **April, 1996.**

Notary Public

My Commission Expires: 5-7-96

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, , the within named bargainor, with 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 office in **DAVIDSON** County, this **26th** day of **April, 1996.**

Notary Public

My Commission Expires:

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, , the within named bargainor, with 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 office in **DAVIDSON** County, this **26th** day of **April, 1996.**

Notary Public

My Commission Expires:

Name and Address of Property Owner:

BOOK 10045 PG 400

ANTHONY F. KOTAR and JUDITH DICKEY
323 FOREST PARK, UNIT-2-7
MADISON TN 37115

Property Address:

323 FOREST PAR, UNIT 2-7
MADISON, TN 37115

Person Responsible for Taxes:

ANTHONY F. KOTAR
323 FOREST PARK, UNIT 2-7
MADISON, TN 37115

Parcel #: MAP 043-13-0-A, PARCEL 031.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$35,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Anthony F Kotar
Affiant

Sworn to and subscribed before me, a Notary Public, this **26th** day of **April, 1996.**

Notary Public

SUMNER COUNTY TENNESSEE
NOTARY PUBLIC AT LARGE
DENISE C. ALLIS

My Commission Expires: 5-11-96

RETURN TO:

STEWART & BLACK, ATTORNEYS
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

A certain Condominium apartment, Davidson County, Tennessee, being Unit No. 2, Building 7, on the Plan of Robin Hood Condominium Apartments, of record in Book 5200, page 124, Register's Office for said County, which plan is incorporated herein and made a part hereof by reference.

Being the same property conveyed to GREGORY E. CARSON, by Deed from HENRY L. EDWARDS AND WIFE, of record in Deed Book 6128, Page 320, Register's Office for **DAVIDSON** County, Tennessee.

EXHIBIT 'B'

1. COUNTY real property taxes for the year 1996 and all subsequent years.

2. All matters set forth on the Plan of record in Book 5200, page 124, Register's Office for Davidson County, Tennessee.

3. All other matters of record, including any and all restrictive covenants, easements, etc.

4. All of the terms, conditions and provisions of the Tennessee Horizontal Property Act, as set forth in T.C.A. 66-27-101, et seq.

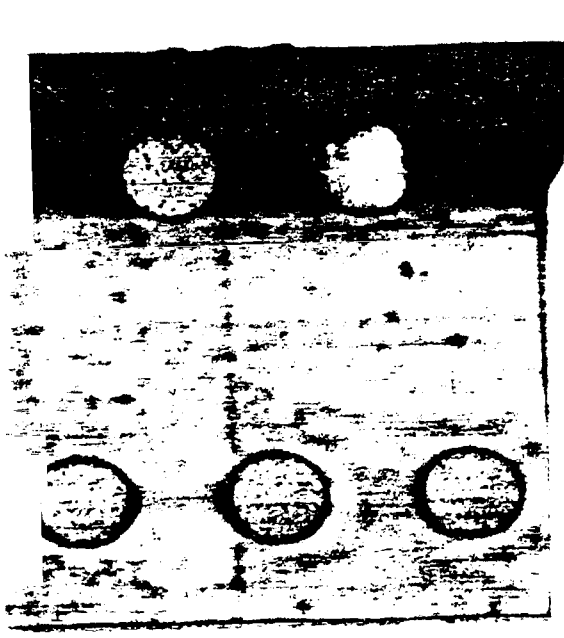
5. Covenants, restrictions, easements, reservations and interest in favor of other unit owners and all sewer, water, electric, telephone and other utility easements now or hereafter established and all other terms and conditions as may be set forth in the Master Deed Establishing a Horizontal Property Regime of Robin Hood Apartments, of record in Book 5388, page 524, as amended in Book 6569, page 149, Register's Office for DAVIDSON County, Tennessee.

6. By-Laws of record in Book 5388, page 544, Register's Office for Davidson County, Tennessee.

7. Charter of Robin Hood Condominium Association, of record in Book 5383, page 314, Register's Office for Davidson County, Tennessee.

8. Sewer Easement of record in Book 3436, page 486, said Register's Office.

[illegible] 146.50



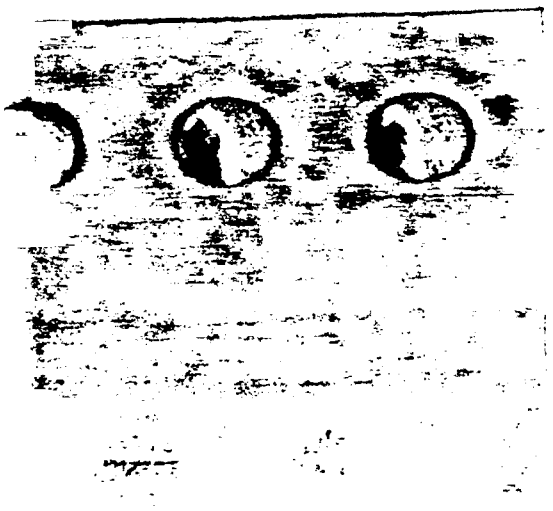
OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10045 PG 402

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



DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				MAMT 35000.00
				MOR TX 129.50
				PRFEE 1.00
				TDEED 16.00
				TOTAL 146.50
				CHECK 146.50
			05/09/96 01	09:20 0001 9932

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0180237 IDENTIF. ↑ REFERENCE

96 MAY -9 AM 9:18

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1037926