Return to
Box 10

PREPARED BY:
SERVICE TITLE & ESCROW, INC.
5034 Thoroughbred Lane, Suite A
Brentwood, Tennessee 37027

BOOK 10047 PG 534

**WARRANTY DEED**

| ADDRESS NEW OWNERS: | SEND TAX BILLS TO/ AND MORTGAGEE IS: | MAP & PARCEL NOS. |
|---|---|---|
| Luis Alva | SAME | Map 43 |
| 312 Hermitage Ave. | | Group 13-A |
| Nashville, TN 37210 | | Parcel 3 CO |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**Alex Bonner, d/b/a B & W Investments**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Luis Alva, unmarred**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO WIT

Unit I-3, in the Robin Hood Condominium as shown on the plat of Robin Hood Condominiums Apartments, as of record in Book 5200, page 124, Register's Office for said County, to which plan reference is hereby made for a more complete description of said unit, together with the undivided interest in the common elements for Robin Hood Condominium appurtenant to said Unit as defined in the Master Deed for Robin Hood Condominiums of record in Book 5388, page 524, said Register's Office and the Supplemental Master Deed for Robin Hood Condominiums of record in Book 6569, page 149, said Register's Office.

Being part of the same property conveyed to Alex Bonner, d/b/a B & W Investments by quitclaim deed from B & W Investments, formerly a Tennessee partnership comprised of Jim Woolems and Alex Bonner, of record in Book 8276, page 787, Register's Office for Davidson County, Tennessee.

0708 05/13 01:01 03CHECK 92.25

This conveyance is subject to the following:

Metropolitan-Davidson County taxes for 1996, a lien not yet due and payable.

All matters of record in Book 5200, page 124, Register's Office for Davidson County, Tennessee.

Master Deed and By-Laws for Robin Hood Condominiums of record in Book 5388, page 524 and in Book 6569, page 149, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED ( X ) UNIMPROVED ( ) PROPERTY KNOWN AS:

323 Forest Park Road, Unit I-3, Madison, Tennessee 37115
(HOUSE NUMBER) (STREET) (CITY) (STATE) (ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons 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 my hand(s) this the 6th day of May, 1996.

Alex Bonner, d/b/a B & W Investments

BY: Alex W Bonner
Alex Bonner

STATE OF TN.
DAVIDSON COUNTY
ELLIS REGISTER
96 MAY 13 AM 9:47

IDENTIF. + REFERENCE

0180904

**INDIVIDUAL ACKNOWLEDGEMENT**

BOOK 10047 PG 535

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of the State and County aforesaid, Alex Bonner the within named bargainor(s), 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 purpose therein contained.

WITNESS my hand, at office, this the 6th day of May, 1996.

NOTARY PUBLIC

My Commission Expires: 5-28-99

**CORPORATE ACKNOWLEDGEMENT**

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath, acknowledged _____ to be President (or other officer authorized to execute this instrument) of the _____, the within named bargainor, a corporation, and that _____ as such _____, being authorized to do so, executed the foregoing instrument for the purpose therein, by signing the name of the corporation by _____ as _____.

WITNESS my hand and seal, at office in _____, this the _____ day of _____, 19___.

NOTARY PUBLIC

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

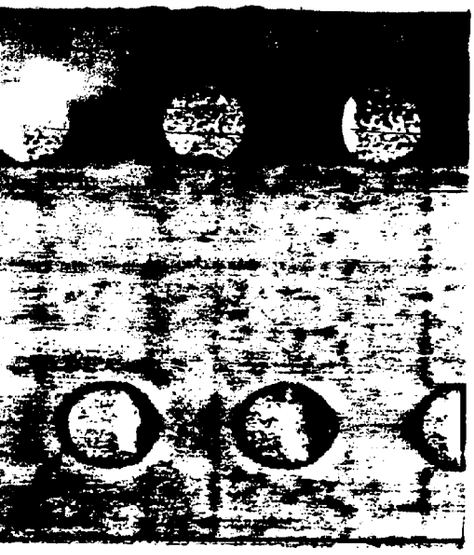
The actual consideration or value, whichever is greater for this transfer is $22,500.00.

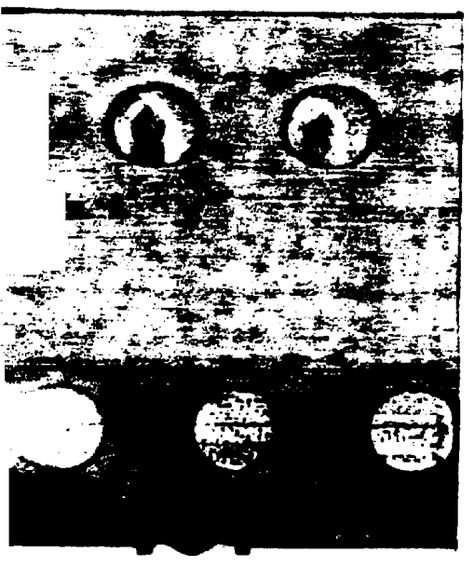
AFFIANT

Subscribed and sworn to before me, this the 6th day of May, 1996.

NOTARY PUBLIC

My Commission Expires: ~~2/9/96~~ 2/9/98





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

RECEIVED OF _____

FOR _____

BOOK 10047 PG 536

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

MAMT 22500.00
ERR CO
MAMT 22500.00-
CAMT 22500.00
CON TX 83.25
PRFEE 1.00
WDEED 8.00
TOTAL 92.25
CHECK 92.25

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/13/96 01 09:49 0001 0708

0180904
IDENTIF. ↑ REFERENCE

96 MAY 13 AM 9:47
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1038689