Bk 44

BOOK 10058 PG 312

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** Third Floor 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $ 95,000.00 Ivo B Glenn **AFFIANT** Subscribed and sworn to before me, this 20th day of May, 1996. Notary Public My Commission Expires: 6/20/98

GEORGE V. CRAWFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Address New Owners As Follows:	**Send Tax Bills To:**	**Map-Parcel Number**
Ivo B. Glenn 4200 West End Ave. #306 Nashville, TN 37205	SAME	103-13A-018

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **FRANCIS B. PARRISH, unmarried,** hereinafter called the Grantor, have bargained and sold, and by these presents does transfer and convey unto **IVO B. GLENN,** hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

A certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 306, Parking Spaces applicable in a Horizontal Property Regime which is located on the Plan of Section I, Harding House Condominium, of record in Book 4675, page 60, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Francis B. Parrish, unmarried, by deed from Stephen Lapidus, individually and as Executor of the Estate of Lillian G. Lapidus of record in Book 9362, page 142, Register's Office for Davidson County, Tennessee.

1. 1996 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Master Deed establishing a Horizontal Property Regime of Hardilng House Condominium of record in Book 4759, page 665,; Book 4768, page 818; Book 4979, page 944, and Book 5898, page 767, Register's Office for Davidson County, Tennessee.

3. Restrictive covenants of record in Book 4675, page 60, Register's Office for said County.

This is improved property known as 4200 West End Avenue, Unit #306, 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, his heirs and assigns, forever; and she covenants with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all person 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 our hands this 9th day of May, 1996.

Francis B. Parrish

Francis B. Parrish

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **FRANCIS B. PARRISH**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 9th day of May, 1996.

Betty R. Grimes

Notary Public

My Commission Expires: 9/21/96

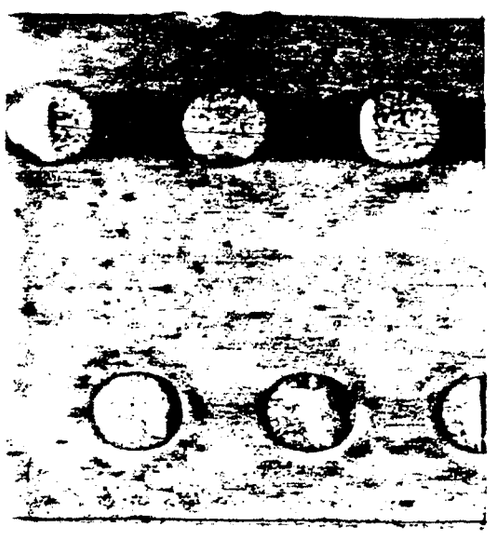
BETTY R. GRIMES NOTARY PUBLIC DAVIDSON COUNTY, TN

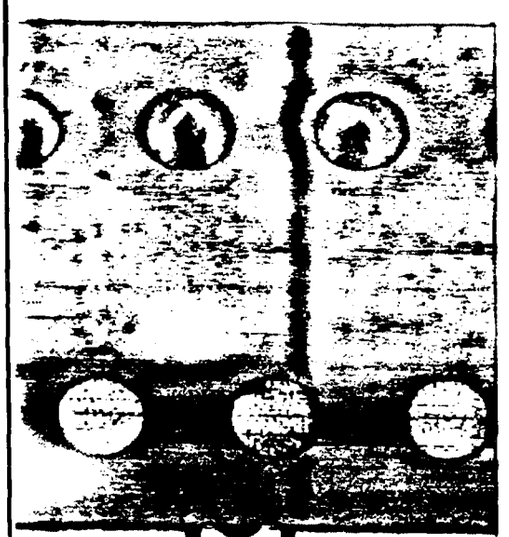
0184328
IDENTIF. A REFERENCE

96 MAY 22 PM 4:11
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

4424 05/22 0101 03CHECK 360.50

0050525.01





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

RECEIVED OF _____

FOR _____

BOOK 10058 PG 314

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 95000.00
				CON TX 351.50
				PRFEE 1.00
				WDEED 8.00
				TOTAL 360.50
				CHECK 360.50
			05/22/96 01	16:12 0001 4424

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0184328 IDENTIF. ↑ REFERENCE

96 MAY 22 PM 4:

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1042362