mail

This Instrument Prepared By:
**JOHN T. GWIN, ATTORNEY AT LAW**
2542 North Mt. Juliet Road
Post Office Box 888
Mt. Juliet, TN 37122

BOOK 10075 PG 452

**ADDRESS NEW OWNER:**
Holly A. Gleason and Ferol K. Flategraff
3374 Hillsboro Pike
Nashville, Tennessee 37215

**SEND TAX BILL:**
*To Mortgagee*

**MORTGAGEE:**
Union Planters Bank of Middle Tennessee, N.A.
401 Union Street
Nashville, Tennessee 37219

**MAP AND PARCEL:**
Map 117
Group 7-H
Parcel 24.C0

## WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Robert Lee Wood**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Holly A. Gleason, an unmarried person, and Ferol K. Flategraff, married**, 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:

Land in Davidson County, Tennessee, being a part of the Plan of Roderick Square, a Horizontal Property Regime, as of record in Plat Book 6250, page 928, said Register's Office, the part hereby described being:

Unit No. 3374 on said Plan, and as shown in and described by the Master Deed establishing a Horizontal Property Regime with repsect to Roderick Square Condominiums.

Being the same property conveyed to Robert Lee Wood by deed from Haury and Smith Contractors, Inc., dated September 3, 1987, as of record in Book 7345, page 862, Register's Office for Davidson County, Tennessee. Naomi H. Wood, spouse of the said Robert Lee Wood, joins in this conveyance.

This is improved property known as 3374 Hillsboro Pike, Nashville, TN 37215.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to all of the terms and conditions of the Master Deed affecting the property herein conveyed, as evidenced by an instrument of record in Trust Deed Book 6867, page 385; and is subject to the By-Laws of record in Book 6867, page 394, Register's Office for Davidson County, Tennessee, to which instruments reference is here made.

This conveyance is also made subject to all of those facts, conditions and limitations shown upon the Plat of record in Plat Book 6250, page 928, said Register's Office, to which Plat reference is here made for the exact details thereof.

Real property taxes for 1996 have been settled between the parties, and are the responsibility of Grantees.

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Holly A. Gleason and Ferol K. Flategraff, their heirs and assigns, forever; and I, Robert Lee Wood, do covenant with the said Grantees that I am 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 I do further covenant and bind myself, my 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 31st day of May, 1996.

Robert Lee Wood

Naomi H. Wood

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**STATE OF TENNESSEE)**
**COUNTY OF WILSON)**

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Robert Lee Wood and wife, Naomi H. Wood**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this the 31st day of May, 1996.

Patricia M. Sivin
**NOTARY PUBLIC**

PATRICIA M. SIVIN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: February 3, 1997

**STATE OF TENNESSEE)**
**COUNTY OF** Wilson )

The actual value or consideration, whichever is greater, for this transfer is $ 114,500.00.

amy S. conatser
**AFFIANT**

Subscribed and sworn to before me
this 31st day of May, 1996.

Patricia M. Sivin
**NOTARY PUBLIC**
My Commission Expires: 2-3-1997

PATRICIA M. SIVIN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

7719 06/05 0101 03CHECK 436.65

0189249
IDENTIF. ↑ REFERENCE

96 JUN -5 AM 11:14
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

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

RECEIVED OF _____

FOR _____

BOOK 10075 PG 455

| | | |
|---|---|---|
| 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 | |
| | | | | 114500.00 |
| | | | CON TX | 423.65 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 12.00 |
| | | | TOTAL | 436.65 |
| | | | CHECK | 436.65 |
| 06/05/96 | 01 | | 11:16 0001 | 9719 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0189249
IDENTIF. ← REFERENCE

96 JUN -5 AM 11:14
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1047583