[redacted] [redacted]

33A

BOOK 10111 PG 86

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

# WARRANTY DEED

**THIS INDENTURE IS MADE AND ENTERED INTO THIS 26th** day of **June, 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 consi_erations, the receipt of which is hereby acknowledged, ALICE W. JORDAN, A SINGLE PERSON, herein referred to as Grantor, has this day bargained and sold and does hereby transfer and convey unto the said JAN P. CARTER, herein referred to as Grantee, his/her 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 Grantor 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 4487 POST PLACE, #63, NASHVILLE, TN 37205.

**TO HAVE AND TO HOLD** said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, his/her heirs, successors and assigns forever. The Grantor covenants and agrees with the said Grantee that Grantor is/are lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit 'B" attached hereto.

Grantor further covenants and binds himself/herself/themselves, his/her heirs and representatives, to warrant and forever defend the title to said Grantee, his/her successors, heirs and assigns, against the lawful claims of all persons whomsoever.

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

Alice W. Jordan

**ALICE W. JORDAN**
Signature of Seller

**INDIVIDUAL**
**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, a Notary Public of said County and State, **ALICE W. JORDAN, A SINGLE PERSON**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **26th** day of **June, 1996.**

Notary Public

My Commission Expires: 1-20-97

NOTARY PUBLIC

96 JUL -5 AM 8:05

R200252

EXHIBIT 'A'

Unit No. 63 in a Horizontal Property Regime which is located on the plat of Lion's Head Condominium Apartments, of record in Book 5200, page 82, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to ALICE W. JORDAN, A SINGLE PERSON, by Deed from EDWIN R. BUFORD AND WIFE, VIRGINIA, of record in Book 5643, page 224, Register's Office for Davidson County, Tennessee.

EXHIBIT 'B'

1 All real property taxes for the year 1996 and all subsequent years although the same are not yet due and payable (MAP 103-15-0-B, PARCEL 063.00).

2. All matters set forth on the Plan of record in Book 5200, page 82, Register's Office for Davidson County, Tennessee, including any and all setback lines, easements, etc., as shown thereon.

3. 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.

4. 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 of record in Book 5340, page 70, as corrected in Book 5342, page 683, Register's Office for DAVIDSON County, Tennessee, and the By-Laws appended thereto on Exhibit "C", of record in Book 5340, page 121, said Register's Office.

BOOK 10111 PG 88

Name and Address of Property Owner:

**JAN P. CARTER**
**4487 POST PLACE, #63**
**NASHVILLE, TN 37205**

Property Address:

**4487 POST PLACE, #63**
**NASHVILLE, TN 37205**

Person Responsible for Taxes:
CTX MORTGAGE COMPANY
P.O. Box 199000
DALLAS, TX 75219

**Parcel #: MAP 103-15-0-B, PARCEL 063.00**

# AFFIDAVIT OF VALUE

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

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 **$85,000.00** 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.

Affiant

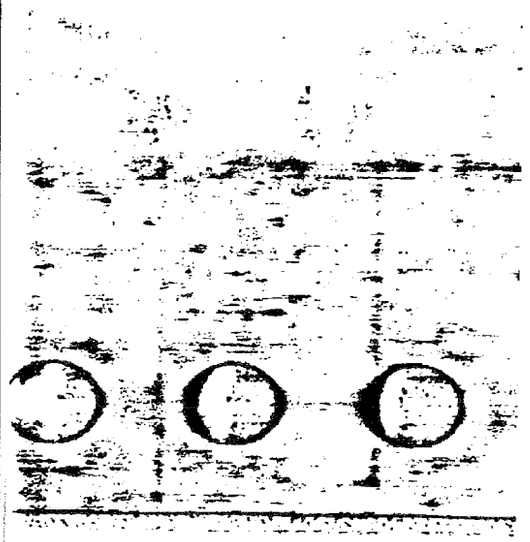
Sworn to and subscribed before me, a Notary Public, this **26th** day of **June, 1996.**

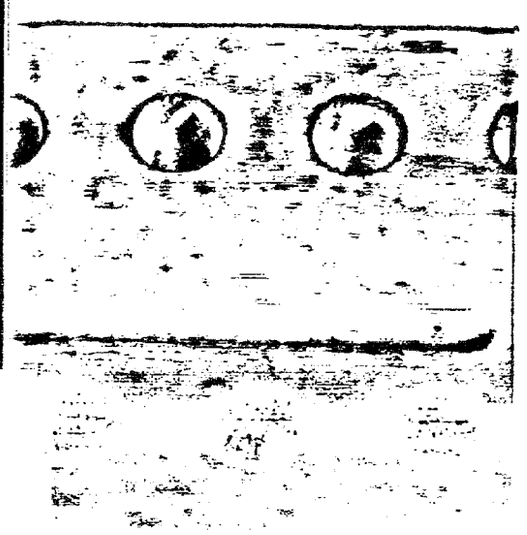
Notary Public

My Commission Expires: 1-20-99

RETURN TO:

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





**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**

**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 10111 PG 89

| | | | | | |
|---|---|---|---|---|---|
| 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 85000.00
CON TX 314.50
PRFEE 1.00
WDEED 12.00
TOTAL 327.50
CHECK 327.50

07/05/96 01 08:08 0001 1576

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

0200252

IDENTIFYING REFERENCE

95 JUL -5 AM 8:05

REGISTER
DAVIDSON CO., TN.

**No.** 1059303