27A

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NOS. |
|---|---|---|
| Charles H. Hensley<br>Paula J. Hensley<br>3415 West End Avenue<br>Unit 201<br>Nashville, TN 37203 | New Owners<br>Same | Map 104-6A<br>Parcel 01.00CO |

This instrument prepared by: Robert J. Notestine, III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205

WARRANTY DEED

BOOK 10127 PG 110

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, We, James Alvin Crossman and wife, Mary L. Crossman, (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto Charles H. Hensley and wife, Paula J. Hensley (the "Grantees"), Grantees's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 201, on the Plan of Continental Condominiums, of record in Plat Book 5200, page 399, as amended in Book 6135, page 788, and Book 6435, page 549, said Register's Office, to which plan reference is hereby made for a more complete legal description.

Being part of the same property conveyed to James Alvin Crossman and wife, Mary L. Crossman by Warranty Deed from Fidelity Federal Savings & Loan, Association of Tennessee of record in Book 7317, page 706, said Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings, contained in the Master Deed establishing a Horizontal Property Regime of Continental Condominiums, as of record in Book 5862, page 589, said Register's Office; By-Laws of record in Book 5862, page 626, as amended in Book 6135, page 788, and Book 6435, page 549, said Register's Office.

This description is the same as was used in the last deed of record.

This conveyance is subject to taxes for the year 1996 and subsequent years, easements and restrictive covenants of record.

This is improved property commonly known as 3415 West End Avenue, Unit 201, Nashville, Tennessee 37203.

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON)

BOOK 10127 PG 111

[The actual consideration or value, whichever is greater for
[this transfer is $106,000.00.

Affiant

[Subscribed and sworn to before me this
[17th day of July, 1996.

Notary Public

[ My Commission Expires 10-12-99

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees's successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple; have good right to convey it, and the same are unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 17th day of July, 1996.

James Alvin Crossman

Mary L. Crossman

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **James Alvin Crossman and wife, Mary L. Crossman**, 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 instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 17th day of July, 1996.

Notary Public

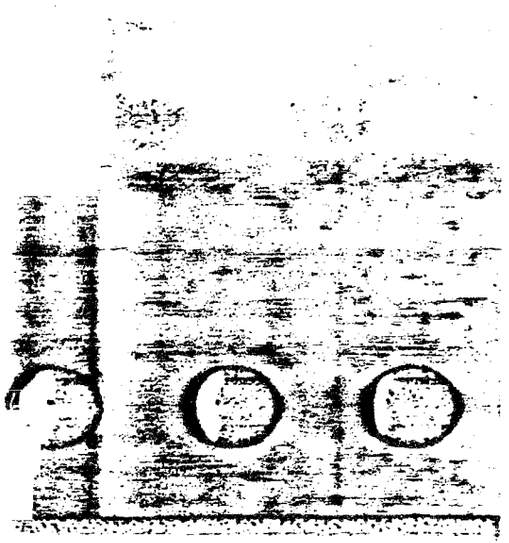
My Commission Expires: 10-12-99

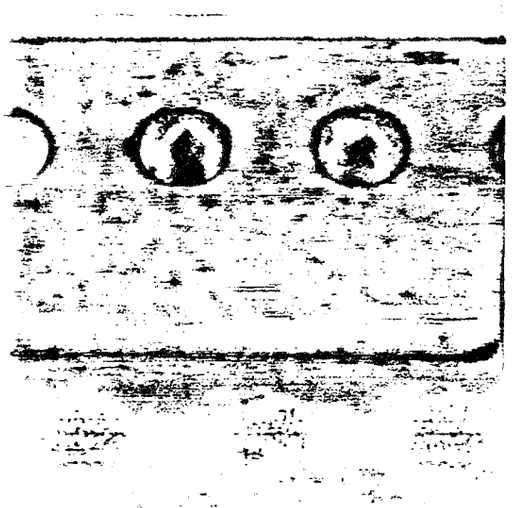
96 JUL 22 AM 8:31

FELIX DAVIDSON COUNTY, TN.

02055583

7402 07/22 0101 03CHECK 401.20





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

RECEIVED OF _____

FOR _____

BOOK 10127 PG 112

| | | |
|---|---|---|
| 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 106000.00
CON TX 392.20
PRFEE 1.00
WDEED 8.00
TOTAL 401.20
CHECK 401.20

07/22/96 01 08:36 0001 7402

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

0205583
IDENTIF. ↑ REFERENCE

96 JUL 22 AM 8:31
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 1065045