0209853

IDENTIF. ↑ REFERENCE

PREPARED BY (AND RETURN TO):

**WILKINS & IVEY**
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (kd) Title No: 37936
Dav. Co. File: Box 8

96 AUG -1 PM 1:58

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

BOOK 10141 PG 525

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| Jeffrey E. Smith<br>4321 Prescott Drive<br>Nashville, Tennessee 37204 | 3813 Cleghorn II, a Tennessee General Partnership<br>P. O. Box 150749<br>Nashville, Tennessee 37215 |

**TAX MAP-PARCEL NUMBERS: 107-14A-058**

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **3813 Cleghorn II, a Tennessee General Partnership**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jeffrey E. Smith,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A condominium apartment in Davidson County, Tennessee, being Unit No. 51 of Copperfield Terrace Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 6250, Page 50, Register's Office for said County, to which source reference is hereby made for a more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

BEING the same property conveyed to 3813 Cleghorn II, a Tennessee General Partnership, consisting of Andrew E. Price, Thomas M. Price and David A. Price, the said Andrew E. Price and A. E. Price being one and the same, by deed from Carson C. Driver, Jr. and wife, Doris B. Driver of record in Book 6379, Page 319, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to the restrictions, easements, liens and other matters set forth in the Master Deed and By-Laws of record in Book 6326, Page 790, said Register's Office, and to the matters set forth in the referenced Condominium Plan of record.

**This is improved property, known as:** 1234 Massman Drive, Nashville, Tennessee 37217

**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, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised 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.

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this 31st day of July, 1996.

**3813 Cleghorn II, a Tennessee General Partnership**

BOOK 10141 PG 526

**By:** _____
A. E. Price, Partner

**State of Tennessee**
**County of Davidson**

Before the undersigned appeared A. E. Price, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as partner(s) of 3813 Cleghorn II, the within named bargainor, a partnership, and the execution of the foregoing instrument as such partner for the purposes therein contained.

Witness my hand and official seal on July 31, 1996.

My Commission Expires: _____ Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

**State of Tennessee**
**County of Davidson**

**A F F I D A V I T**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 48000.00

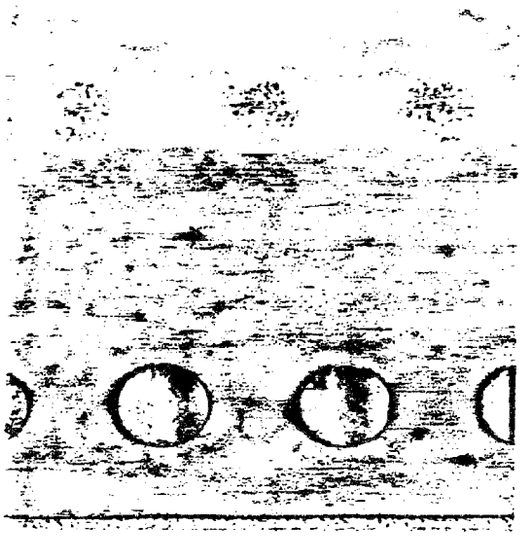
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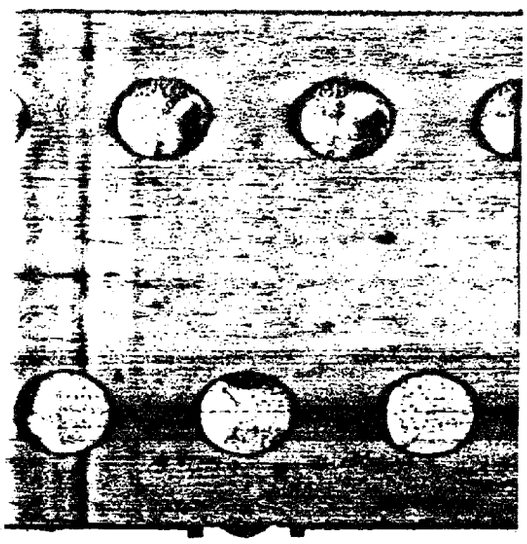
Sworn and subscribed before me on the 31st day of July, 1996.

My Commission Expires: _____ Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

1998 08/01 0101 03CHECK 186.





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

RECEIVED OF _____

FOR _____

BOOK 10141 PG 527

| | | |
|---|---|---|
| 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 48000.00 |
| | | | | CON TX 177.60 |
| | | | | PRFEE 1.00 |
| | | | | WDEED 8.00 |
| | | | | TOTAL 186.60 |
| | | | | CHECK 186.60 |
| 08/01/96 | 01 | | | 14:01 0001 1988 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0209853
IDENTIF. ↑ REFERENCE

96 AUG -1 PM 1:58

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 1069571