File 14068
File Box 9B
(First Title & Escrow)

0211091

IDENTIF. ↑ REFERENCE

95

This Instrument Was Prepared By:
George E. Mudter, Jr., Esq.
Trabue, Sturdivant & DeWitt
25th Floor, Nashville City Center
511 Union Street
Nashville, Tennessee 37219

96 AUG -5 PM 2:08

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

BOOK 10146 PG 77

Address New Owners:
Ann E. Peebles
2201 Westview Drive
Nashville, Tennessee 37212

Send Tax Bills to:
New Owner

Map: 104-10-D
Parcel: 12

LIMITED WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, WILLIAM V. B. WEBB, TRUSTEE FOR THE JAMES A. WEBB III FAMILY TRUST, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to ANN E. PEEBLES ("Grantee"), her successors, heirs and assigns all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property known as 2201 Westview Drive, Nashville, Tennessee 37212.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee and her successors, heirs and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seized and possessed of said real estate in fee simple and has a good right to convey it. This conveyance and all covenants and warranties made herein are expressly subject to those matters set forth on Exhibit "B". Grantor further covenants and binds himself, his successors, heirs and assigns to warrant and forever defend the title to said real estate against the lawful claims of all persons claiming by, through or under it but no further or otherwise.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of July, 1996.

GRANTOR:

TRUSTEE

William V. B. Webb, Trustee for the
James A. Webb III Family Trust

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM V. B. WEBB, TRUSTEE, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 30th day of July, 1996.

Notary Public

My Commission Expires: 7/22/00

STATE OF TENNESSEE
NOTARY PUBLIC
AT LARGE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $127,746.00.

Affiant

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

Notary Public

My Commission Expires: 11/27/96

Exhibit "A"

Land in Davidson County, Tennessee, being Unit No. 6B, together with the appurtenant interest in the common elements of Westview Park Condominium, a horizontal property regime established by Master Deed and By-Laws, of record in Book 6522, page 493, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "D" to the aforementioned Master Deed and being located upon Lot No. 6 on the Plan of record in Plat Book 6250, page 388, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to William V. B. Webb, Trustee, by deed from WP/Westview Drive, Inc., of record in Book 9209, page 514, Register's Office for Davidson County, Tennessee.

Exhibit "B"

1. Taxes for the year 1996, which have been prorated and assumed by Grantee.

2. Restrictive covenants contained in an instrument of record in Book 1759, page 605, and Book 1914, page 528, Register's Office for Davidson County, Tennessee.

3. All matters appearing on the Plan of record in Plat Book 6250, page 388, Register's Office for Davidson County, Tennessee.

4. Declaration of Covenants, Conditions and Restrictions for Westview Park of record in Book 6271, page 385, amended in Book 7046, page 560, Register's Office for Davidson County, Tennessee.

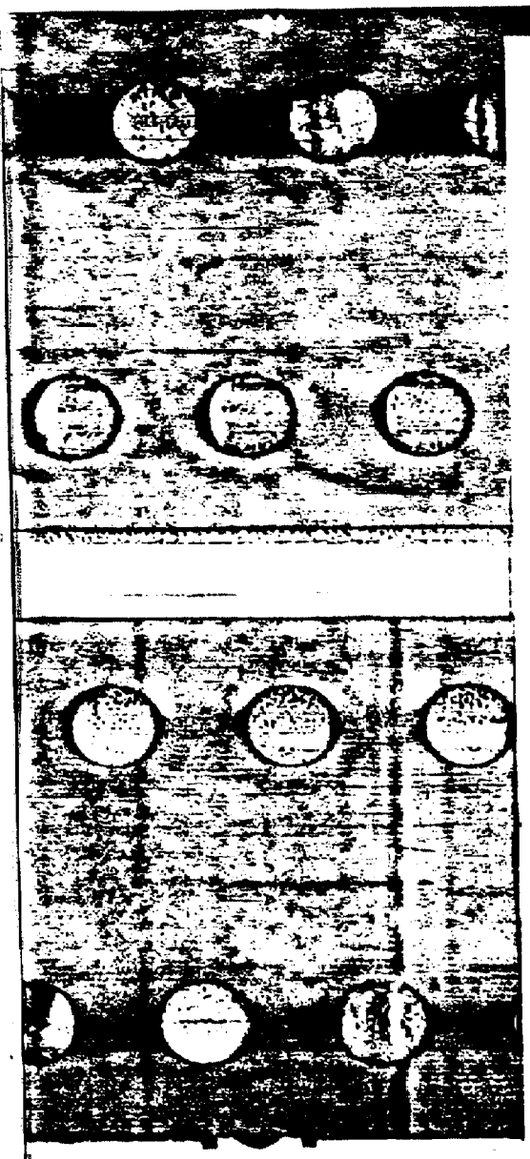
5. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed and By-Laws for Westview Park Condominium of record in Book 6522, page 493, Register's Office for Davidson County, Tennessee.

6. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. Sections 66-27-101, et seq.

7. Agreement to Maintain of record in Book 6099, page 925, Register's Office for Davidson County, Tennessee.

331.4 08/05 0101 03CHECK 493.66

70825



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

RECEIVED OF _____

FOR _____

BOOK 10146 PG 82

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 127746.00
				CON TX 472.66
				PRFEE 1.00
				WDEED 20.00
				TOTAL 493.66
				CHECK 493.66
			08/05/96 01	14:13 0001 3314

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

021109 IDENTIF. ↑ REFERENCE

96 AUG -5 PM 2:08

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1070885