PREPARED BY (AND RETURN TO): BOOK 10147 PG 462

**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: (cmw) Title No: 38086
Dav. Co. File: Box 8

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| Barbara Sue McIntosh<br>205 Windsor Terrace Drive<br>Nashville, TN 37221 | SAME |

**TAX MAP-PARCEL NUMBERS: 143-01-A-205 09D 79958**

# *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 **Jane W. Scates, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Barbara Sue McIntosh,** 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. 205 of Windsor Terrace Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the plan to the Master Deed of record in Book 6250, page 869 and as shown as Exhibit "C" to the Master Deed of record in Book 7150, page 921, Register's Office for said County, to which source reference is hereby made for 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 Jane W. Scates by deed from Steven G. Hall, Trustee, with full power to sell, transfer, convey, mortgage and encumber without joinder of any beneficiary of record in Book 7164, page 606, Register's Office for Davidson County, Tennessee.

**Description Reference:** Described from information contained in recorded condominium documents.

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 7150, Page 921 and amended in Book 7436, page 667 and re-recorded in Book 7464, page 297, Book 7729, page 206 and Book 6980, page 717, said Register's Office, and to the matters set forth in the referenced Condominium Plan of record.

**This is improved property, known as:** 205 Windsor Terrace Drive, Nashville, TN 37221

**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 heirs 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 2nd day of August, 1996.

Jane W. Scates

**Jane W. Scates**

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

On this 2nd day of August, 1996, before me the undersigned authority, personally appeared **Jane W. Scates**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

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

My Commission Expires: _____ Notary Public

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

**AFFIDAVIT**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 137500.00

Barbara Lee McDaniel
Affiant

Sworn and subscribed before me on the 2nd day of August, 1996.

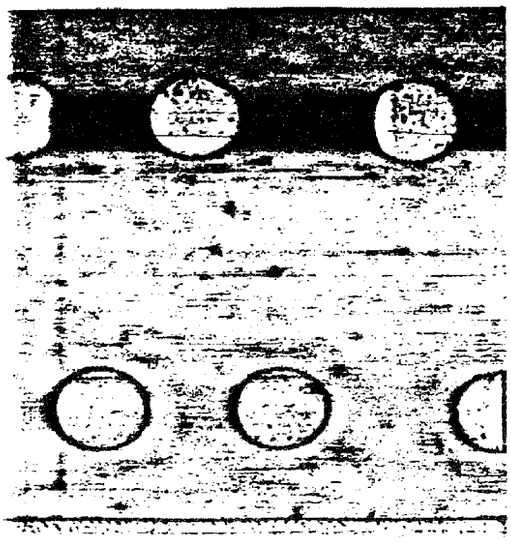
PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

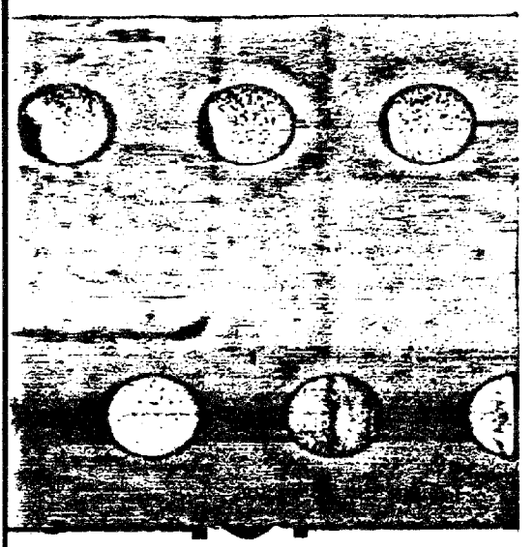
My Commission Expires: _____ Notary Public

96 AUG -6 AM 10:40
REGISTER
DAVIDSON COUNTY, TN.

02 11523
IDENTIF. & REFERENCE

3786 08/06 0101 03CHECK 517.75





**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 10147 PG 464

| | | |
|---|---|---|
| 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 137500.00 |
| | | | | CON TX 508.75 |
| | | | | PRFEE 1.00 |
| | | | | WDEED 8.00 |
| | | | | TOTAL 517.75 |
| | | | | CHECK 517.75 |
| | | | 08/06/96 01 | 10:43 0001 3786 |

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

02111523
IDENTIF. & REFERENCE

96 AUG -6 AM 10:40
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

**No.** 1071351