BOOK 10212 PG 309

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 30,000.00

Stephanie P. Rust
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF SEPTEMBER, 19 96.

Notary Public

MY COMMISSION EXPIRES 5-28-2000
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILLIAM T. BERRY, Attorney at Law-109 Shacklett Lane, Antioch, TN 37013
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP - PARCEL NUMBERS
STEPHANIE P. RUST	SAME UNIT A-2	147-03-A Parcel 2 00
(NAME)	(NAME)	
3410 Hobson Pk	UNIT B-13	147-03-A Parcel 29 00
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Hermitage TN 37076		
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, W. W. WATKINS, INC.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO STEPHANIE P. RUST

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT

SEE EXHIBIT "A" ATTACHED HERETO

023199

96 OCT -2 PM 1:51
REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

441 Harding Place Unit A-2 and

unimproved ( )
This is improved (X) property, known as 441 Harding Place Unit B-13 NASHVILLE, TENNESSEE 37211
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 27th day of SEPTEMBER, 1996.

W. W. WATKINS, INC. W W Watkins, PRESIDENT

STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____ day of 19_____

_____.

Commission expires _____ _____
Notary Public

STATE OF TENNESSEE

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____

and _____ (his oath) _____ (himself) _____ with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) as such _____ and _____ (they), being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19_____.

My commission expires _____ _____
Notary Public

BOOK 10212 PG 310

WARRANTY DEED

FROM
W. W. Watkins, Inc

TO
STEPHANIE P. RUST

STATE OF TENNESSEE
DAVIDSON COUNTY

Before me, THE UNDERSIGNED, a Notary Public in and for the State and County aforesaid, personally appeared, W.W. WATKINS with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of W. W. WATKINS, INC. a corporation, and that he as such President, and being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

Witness my hand and official seal at NASHVILLE, Tennessee, this 27th day of SEPTEMBER, 1996.

My Commission Expires: 5-28-2000

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

EXHIBIT "A"

TO

WARRANTY DEED

10212 311

PARCEL 1.

Certain real estate in Davidson County, Tennessee, as follows:

Unit A-2, of Harding Place Condominium created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 6104, page 725, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Harding Place Condominium of record in Book 5200, page 571, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to W. W. Watkins, Inc. by deed from Harding Manor Associates, a joint venture of record in Book 6126, page 838, Register's Office for Davidson County, Tennessee.

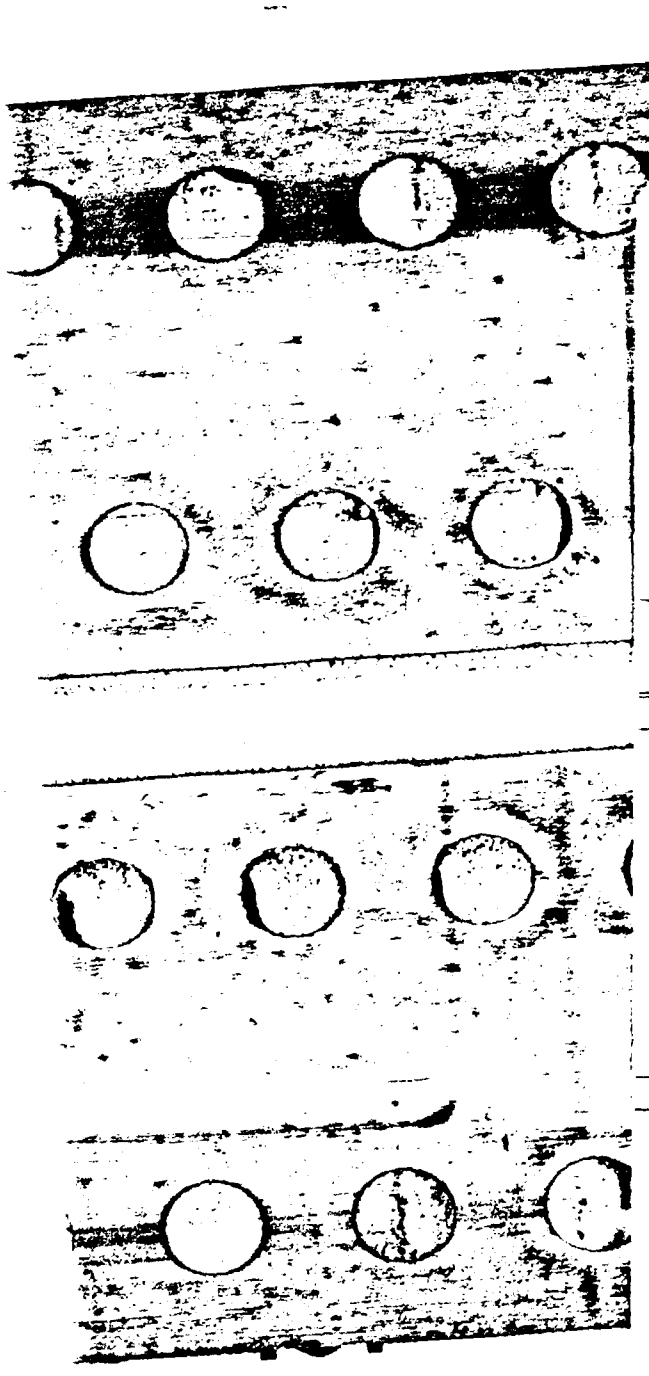
PARCEL 2.

Certain real estate in Davidson County, Tennessee, as follows:

Unit B-13, of Harding Place Condominium created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 6104, page 725, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Harding Place Condominium of record in Book 5200, page 571, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to W. W. Watkins, Inc. by deed from Harding Manor Associates, a joint venture of record in Book 6126, page 858, Register's Office for Davidson County, Tennessee.

5533 10/92 0:01 03CHECK 124.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10212 PG 312

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 30000.00
				CON TX 111.00
				PRFEE 1.00
				MDEED 12.00
				TOTAL 124.00
				CHECK 124.00
		10/02/96	01	13:53 0001 5633

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0231994

IDENTIFICATION REFERENCE

96 OCT -2 PM 1:

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

№ 1072714

No. [redacted]