BOOK 10280 PG 437

Box 28

# OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 125,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 3rd DAY OF December, 1996

Notary Public

My Commission expires: 11/28/98

THIS INSTRUMENT PREPARED BY

Devereaux D. Cannon, Jr., Attorney, 344 Fourth Avenue, North, Nashville, TN 37219

NAME ADDRESS

| NAME & ADDRESS OF PROPERTY OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBERS: |
|---|---|---|
| RIP ROAR NASHVILLE, LLC (NAME) | Same (NAME) | 104-8F-5 |
| 2280 TANGLEWOOD BROOK LANE (ADDRESS) | (ADDRESS) | |
| BIRMINGHAM, AL 35243 (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

## Warranty Deed

**For and in Consideration of** the sum of $ 10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

THOMAS G. CONNOR AND WIFE, JUDITH A. CONNOR

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

RIP ROAR NASHVILLE, LLC

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

A certain condominium unit in Davidson County, Tennessee, described as follows:

Unit No. 5 in a Horizontal Property Regime as shown on the condominium site plan of Old Town Condominiums, of record in Book 6625, page 891 and Book 6928, page 461, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to THOMAS G. CONNOR AND WIFE, JUDITH A CONNOR by deed from RICHARD A. DINKINS AND WIFE, CHARLOTTE DINKINS, of record in Book 9227, page 763, Register's Office for said County.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

(SEE ATTACHED EXHIBIT "A")

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.
96 DEC -4 PM 2:43

IDENTIF. A REFERENCE 0252663

unimproved ( )
This is improved (X) property, known as 1931 Capers Avenue (House Number) (Street) Nashville, TN (City) (State) 37212 (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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** our hands this 3rd day of December, 19 96.

THOMAS G. CONNOR

JUDITH A. CONNOR

**INDIVIDUAL ACKNOWLEDGMENTS:**

STATE OF TENNESSEE }
County of DAVIDSON }

BOOK 10280 PG 438

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Thomas G. Connor and wife, Judith A. Connor, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this 3rd day of December 1996.

My Commission expires:
11/28/98

Jo Ann Smith
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

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

My Commission expires:

_____
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

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

My Commission expires:

_____
Notary Public

**CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:**

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

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

My Commission expires:

_____
Notary Public

EXHIBIT "A"



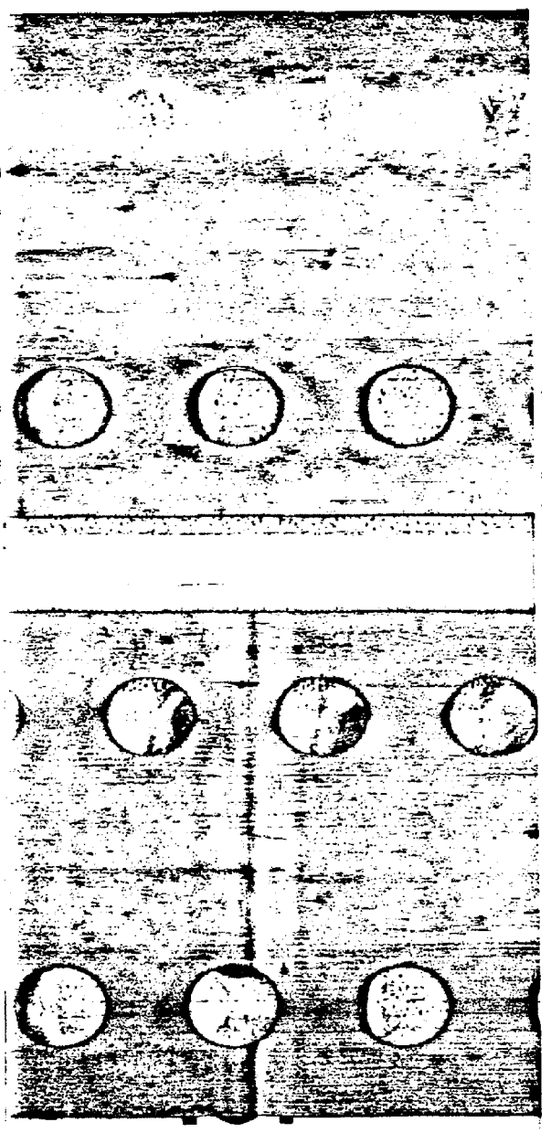
1. The premises herein insured is a condominimum apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Sections 66-27-101 et seq. of the Tennessee Code Annotated, as amended, and is subject to the provisions and requirements thereof; 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 buildings 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 Old Town Condominiums, of record in Book 6625, page 891, re-recorded of record in Book 6639, page 116, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto of record in Book 6625, page 928, re-recorded of record in Book 6639, page 153, as amended of record in Book 8098, page 576, said Register's Office.

2. Addendum to Master Deed of record in Book 6928, page 461, said Register's Office .

3. Addendum to Master Deed and By-Laws of record in Book 6960, page 840, re-recorded of record in Book 6991, page 1, said Register's Office .

4. Rights of others in and to the common elements.

2035 12/04 0101 03CHECK 477.35



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

RECEIVED OF _____

FOR _____

BOOK 10280 PG 440

| | | |
|---|---|---|
| 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 125500.00
CON TX 464.35
PRFEE 1.00
TDEED 12.00
ERR CO
TDEED 12.00
WDEED 12.00
TOTAL 477.35
CHECK 477.35

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/04/96 01 14:48 0001 2035

96 DEC -4 PM 2:43
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

035263 Identif Reference

TOTAL 477.35

No. 1094695