266

BK 10280 PG 953

[ADDRESS NEW OWNER:	[SEND TAX BILLS TO:]	MAP-PARCEL NOS.]
[Anne C. Lipscomb	[ ]	]
[105 Leake Avenue	[NEW OWNER]	Map 116-13-0-C]
[Unit 85	[ ]	Parcel 085.00Co]
[Nashville, TN 37205	[ ]	]
[	[ ]	]
[This instrument prepared by: Robert J. Notestine III, Attorney]		
[104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205]		
[		]
[		]

WARRANTY DEED 2162 12/05 0101 03CHECK 545.50

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, We, H. Leroy Austin and wife, Charlotte H. Austin (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto Anne C. Lipscomb, unmarried (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Apartment No. 85 in Belle Meade Tower, a horizontal property regime located at 105 Leake Avenue in Nashville, Davidson County, Tennessee, as shown on the plat of Belle Meade Tower, recorded in Book 4175, Page 159, of the Register's Office of Davidson County, Tennessee, and described in a Master Deed, recorded in Book 4469, Page 530, as amended by a deed of correction relating to the Master Deed of record in Book 4494, Page 489, and further amended by instrument of record in Book 4631, Page 407, and Book 4631, Page 410, and Book 4851, Page 950, of the Register's Office of Davidson County, Tennessee, to which reference is here made. Parking Space No. 66 in the garage attached to the building of Belle Meade Tower is a limited common element for the exclusive use of the co-owner of said apartment.

Being the same property conveyed to H. Leroy Austin and wife, Charlotte H. Austin by Warranty Deed from William T. Allen, III and wife, Nancy H. Allen of record in Book 5222, Page 423, said Register's Office for Davidson County, Tennessee.

This description was the same as was used in the last deed of record.

This conveyance is subject to taxes for the year 1997 and subsequent years, easements and restrictive covenants of record.

This is improved property commonly known as 105 Leake Avenue, Unit 85, Nashville, Tennessee 37205.

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON)
[
[The actual consideration or value, whichever is greater for
[this transfer is $145,000.00.
[
[Affiant
[Subscribed and sworn to before me this
[2nd day of December, 1996.
[
[Notary Public
[My Commission Expires 1-24-97

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, Grantee's successors and assigns, forever.

And Grantors do covenant with the said Grantee that Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 2nd day of December, 1996.

H. LEROY AUSTIN

CHARLOTTE H. AUSTIN

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.
96 DEC -5 AM 7:56

IDENTIF. & REFERENCE
0252776

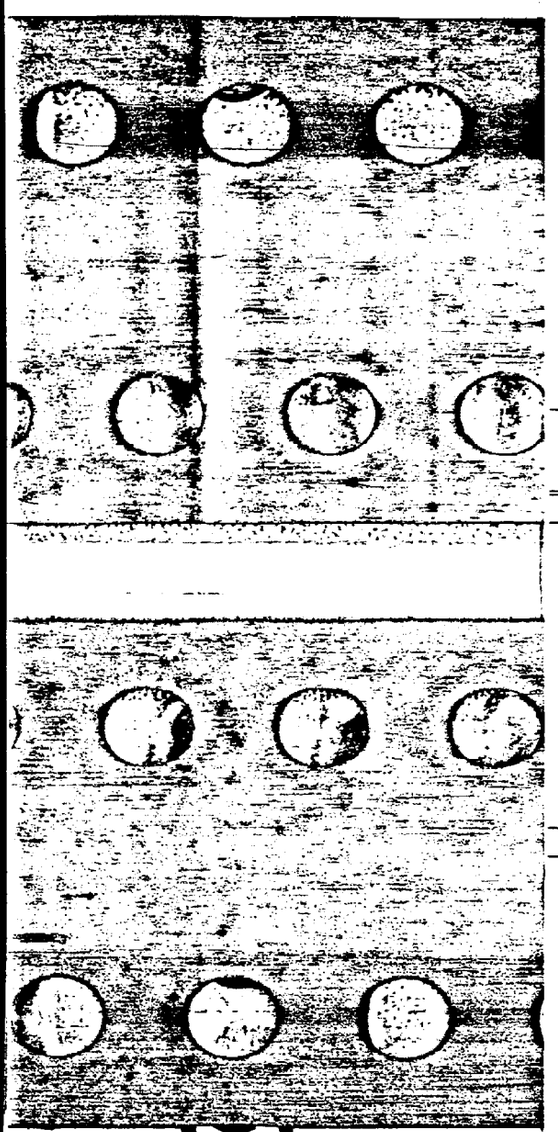
STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **H. Leroy Austin and wife, Charlotte H. Austin**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purpose therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 2nd day of December, 1996.

NOTARY PUBLIC

My Commission Expires: 1-24-97



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10280 PG 955

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 145000.00
CON TX 536.50
PRFEE 1.00
WDEED 8.00
TOTAL 545.50
CHECK 545.50

12/05/96 01 08:01 0001 2162

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0252776
IDENTIF. ↑ REFERENCE

96 DEC -5 AM 7:56
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1094819