35

BOOK 10399 PG 558

# WARRANTY DEED

File No: 00282307

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Kitty Reuther | First Republic Mtg. | Map 116-13-0-C |
| [NAME] | [NAME] | |
| 105 Leake Avenue, #23 | 3212 West End Ave., #500 | Parcel 23 |
| [STREET ADDRESS OR ROUTE NUMBER] | [STREET ADDRESS] | |
| Nashville, TN 37205 | Nashville, TN 37203 | |
| [CITY] [STATE] [ZIP] | [CITY] [STATE] [ZIP] | |

FOR AND IN CONSIDERATION of the sum of Ten and 00/100----------($10.00) Dollars, cash in hand paid by Grantee(s) and other good and valuable consideration accepted as cash the receipt and sufficiency of which are hereby acknowledged.

Michael Larsen Anderson, Unmarried

have this day bargained and sold, and do hereby transfer and convey unto the said Kitty Reuther, Unmarried and Robert Lee Reuther, III, Unmarried as joint tenants with the right of survivorship.

the Grantees herein, their (successors), heirs and assigns, certain real estate in DAVIDSON County Tennessee, as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

STATE OF Tennessee } The actual consideration or value which ever is greater,
COUNTY OF Williamson } for this transfer is $ 72,000.00

Subscribed and sworn to before me, this the 31ST day of MARCH, 19 97.

Affiant

Notary Public

My Commission Expires: 11/10/97 [Affix Seal]

Linda V. Jones

unimproved ( )

This is improved ( X ) property known as 105 Leake Avenue, #23, Nashville, TN 37205
[House Number] [Street] [P.O. Address] [City or Town]

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenants that we are lawfully seized and possessed of real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, out heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 31ST day of MARCH, 19 97, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Michael Larsen Anderson

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me Linda V. Jones, a Notary Public in and for said County and State Michael Larsen Anderson, Unmarried

the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Williamson COUNTY, Tennessee, this 31ST day of MARCH, 19 97.

Linda V. Jones
Notary Public

Commission expires 11/10/97

STATE OF
COUNTY OF

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

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

_____Notary Public

Commission expires _____

THIS INSTRUMENT WAS PREPARED BY:

JOSEPH B. PITT, JR., ATTORNEY
315 DEADERICK STREET, SUITE 105
NASHVILLE, TN 37238-0105

**WARRANTY DEED**

**FROM**

_____

**TO**

_____

_____

Compliments of
**Chicago Title Insurance Company**
First Floor - First American Center
Phone 225-4631
NASHVILLE, TENNESSEE 37238

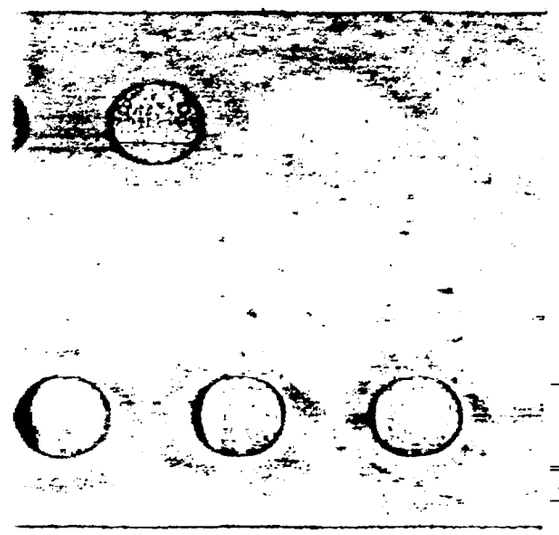
EXHIBIT "A"

Land in Davidson County, Tennessee, being more particularly described as follows:

Apartment No. 23 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, of the Register's Office of Davidson County, Tennessee, to which reference is hereby made. Parking Space No. 20 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. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners and tenants of Belle Meade Tower contained in the Master Deed, and the By-Laws appended thereto, recorded in Book 4469, page 530, of the Register's Office of Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Michael Larsen Anderson by deed from Vee Allen Larsen, a widow, of record in Book 9428, page 956, Register's Office of Davidson County, Tennessee.

02893711
IDENTIF. & REFERENCE
97 APR -1 PM 3:33
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.



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

RECEIVED OF _____

FOR _____

BOOK 10399 PG 561

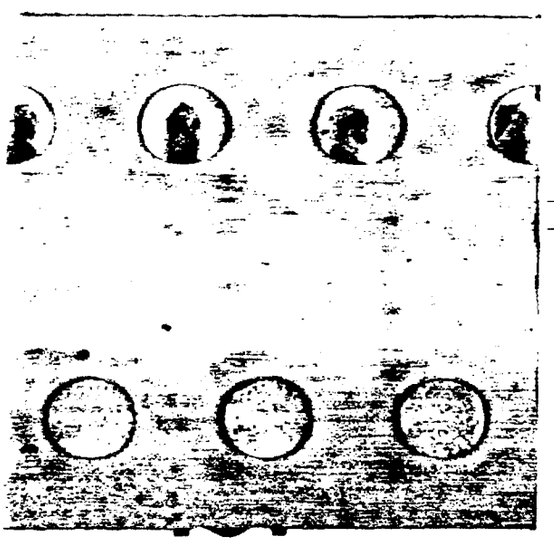
| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | | |

| | |
|---|---|
| DART | 75,000.00 |
| CON TX | 266.40 |
| PRFEE | 1.00 |
| WDEED | 12.00 |
| TOTAL | 279.40 |
| CHECK | 279.40 |

04/01/97 01 15:34 0001 3077

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



0289371
IDENTIF. # REFERENCE

97 APR -1 PM 3:33

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 1134148