U296476

IDENTIF. & REFERENCE

07 MAR 21 PM 2:19

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

BOOK 10423 PG 691

W & I Ref: (ljh) Title No: 38789
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Elsie B. Kornman 4215 Harding Road, Unit 306 Nashville, TN 37205	SAME

TAX MAP-PARCEL NUMBERS: 103-16-B-29

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 190000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Barbara Diane Key and Debra Ann Sanders, both as Co-Executrixes and Co-Trustees under the last will and testament of William N. Krauth,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Elsie B. Kornman,** 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 306 of Windsor Tower Condominium Apartments, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan to the Master Deed of record in Book 5200, page 71, 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 William N. Krauth and wife, Mary H. Krauth by deed from Windsor Tower, Inc., a Tennessee Corporation of record in Book 5320, page 48, Register's Office for said County. Mary H. Krauth died, leaving William N. Krauth surviving tenant by the entirety. The said William N. Krauth subsequently died, testate and unmarried. By will of record inWill Book 212, page 534, Probate Court Clerk's office for Davidson County, tennessee. The said William N. Krauth named Barbara Diane Key and Debra Ann Sanders, Co-Executrixes and co-trustees with full power to convey subject property. By order of the said Probate court of record in Minute Book 416, page 739, said Probate Court Clerk's Office the said Barbara Diane Key and Debra Ann Sanders were granted Letters Testamentary.

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 5313, page 338 and Book 8666, page 789, said Register's Office and to the matters set forth in the referenced Condominium Plan of record.

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

This is improved property, known as: 4215 Harding Road, Unit 306, Nashville, TN 37205

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.

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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 17th day of April, 1997.

Barbara Diane Key
Barbara Diane Key, Co-Executrix and Co-Trustee

Debra Ann Sanders
Debra Ann Sanders, Co-Executrix and Co-Trustee

State of Tennessee
County of Davidson

On this 17th day of April, 1997, before me the undersigned authority, personally appeared **Barbara Diane Key** and **Debra Ann Sanders**, 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.

DEBORAH H. BERRIE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Deborah H Berrie
Notary Public

My Commission Expires: My Commission Expires JULY 25, 1998

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: $ 190000.00

x Elsie B. Korman
Affiant

Sworn and subscribed before me on the 17th day of April, 1997.

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

Notary Public

My Commission Expires: _____



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

RECEIVED OF _____

FOR _____

BOOK 10423 PG 693

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	
				190000.00
			CON TX	703.00
			PRFEE	1.00
			WDEED	8.00
			TOTAL	712.00
			CHECK	712.00
04/21/97	01		14:23 0001	1765

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0296476
IDENTIF. & REFERENCE

97 APR 21 PM 2:18

No. 1141922