BOOK 10449 PG 864

BOX 44

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $59,000.00. Jack A. Pirrie Jr **Affiant** Subscribed and sworn to before me, this 9th day of May, 1997. Notary Public My Commission Expires: 11/27/99

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Jack A. Pirrie, Jr. 439 Summit Ridge Place Nashville, TN 37215	SAME	131-05-0-B 439.00CO 7DA 92288

WARRANTY DEED

9454 05/09 0101 03[illegible] 231.3

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **STEVEN M. FORD AND WIFE, DONNA FORD,** hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **JACK A. PIRRIE, JR.,** hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being Apartment Unit 439 of Four Seasons 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 at Book 6841, page 349, as amended at Book 6847, page 122, together with the undivided percentage interest in the common elements appurtenant to said Unit as set forth in said Master Deed as Exhibit "B", and said Unit as shown on Exhibit "D" to said Master Deed, and as shown on the plat at Book 5050, page 30, all recording references to the Davidson County Register's Office, all of which are incorporated herein and reference is hereby made to same for a complete identification and description of said Unit.

Being the same property conveyed to Steven M. Ford by deed from Clarence Sutherland and wife, Susan C. Sutherland, of record in Book 8743, page 292, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instruments of record.

This conveyance is made subject to:

1. 1997 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Master Deed establishing a Horizontal Property Regime of record in Book 6841, page 349, as amended in Book 6847, page 122, Register's Office for Davidson County, Tennessee.

3. Terms and Obligations contained in Book 5388, page 503, Register's Office for Davidson County, Tennessee.

4. Terms and Obligations contained in Book 4821, page 20, Register's Office for Davidson County, Tennessee.

5. Matters shown on the Plan of record in Book 5050, page 30, Register's Office for Davidson County, Tennessee.

6. An ingress-egress Easement and public utility easements as described in Book 5158, page 851, Register's Office for Davidson County, Tennessee.

7. Deed of Conveyance of record in Book 5271, page 430, Register's Office for Davidson County, Tennessee.

8. Engineer's Report of record in Book 6847, page 125, Register's Office for Davidson County, Tennessee.

9. Easement Agreement of record in Book 6869, page 162, as re-recorded in Book 6870, page 966, Register's Office for Davidson County, Tennessee and re-recorded in Book 6870, page 899, Register's Office for Davidson County, Tennessee.

10. Easement for ingress, egress and regress to and from Hillsboro Road, over, upon and across, of record in Book 6869, page 157, Register's Office for Davidson County, Tennessee.

11. Easement Agreement of record in Book 7776, page 899, Register's Office for Davidson County, Tennessee.

This is improved property known as 439 Summit Ridge Place, Nashville, TN 37215.

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, his heirs and assigns, forever; and we 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 further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 9th day of May, 1997.

Steven M. Ford

Donna Ford

BOOK 10449 PG 866

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **STEVEN M. FORD,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 9th day of May, 1997.

Notary Public

My Commission Expires: 11/27/99

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **DONNA FORD,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 9th day of May, 1997.

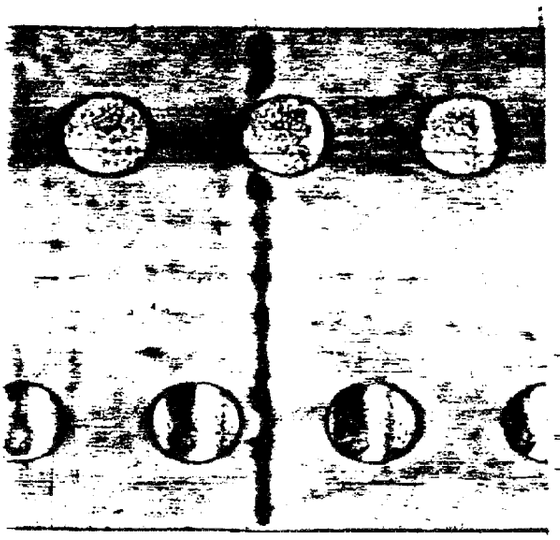
Notary Public

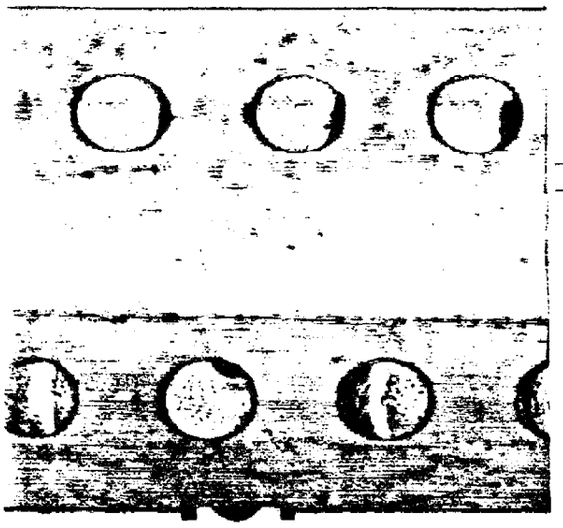
My Commission Expires: 11/27/99

IDENTIF. REFERENCE 0303455

97 MAY -9 PM 3:28

PEGGY A. WILLIAMS REGISTER
DAVIDSON COUNTY, TN.





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

RECEIVED OF _____

FOR _____

BOOK 10449 PG 867

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 59000.00
				CON TX 218.30
				PRFEE 1.00
				WBEED 12.00
				TOTAL 231.30
				CHECK 231.30
			05/09/97 01	15:32 0001 9454

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0303455
IDENTIF. # REFERENCE

97 MAY -9 PM 3:28
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1149503