Rush

This instrument prepared by:
Claiborne K. McLemore III
McLemore & Rollins, PLC
144 Second Avenue, North
Suite 333
Nashville, Tennessee 37201

BOOK 10457 PG 65

Address New Owner:
Terry B. Martin
P. O. Box 120427
Nashville, TN 37212

Send Tax Bills To:
-same-

Map: 103-16-B
Parcel: 117

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, SCOTT P. O'NEIL, an unmarried person, (the "Grantor") has this day bargained and sold, and does hereby transfer and convey to TERRY B. MARTIN (the "Grantee"), her heirs, successors and assigns forever, the following land in Davidson County, Tennessee, to wit:

> All that real estate described on the attached Exhibit A, the terms and conditions of which are hereby incorporated herein by reference in their entirety

This is improved property known generally as Unit No. 1010, Windsor Tower, 4215 Harding Road, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and her heirs, successors and assigns forever.

AND Grantor covenants that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as herein set out. Grantor further covenants and binds himself, his heirs, successors and assigns to warrant and forever defend the title to said real estate to said Grantee, her heirs, successors and assigns against the lawful claims of all persons.

WHENEVER used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 16th day of May, 1997.

SCOTT P. O'NEIL

0305823

IDENTIFICATION

97 MAY 16 PM 3:32

REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Scott P. O'Neil, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee this 15th day of May, 1997.

Asia L Hamilton
NOTARY PUBLIC

My Commission expires: My Commission Expires NOV. 27, 1999

NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $157,500.00.

Affiant

Subscribed and sworn to before me,
this 16th day of May, 1997.

Asia L Hamilton
Notary Public
My commission expires: My Commission Expires NOV 27 1999

NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.

EXHIBIT A

Land in Davidson County, Tennessee, being Unit No. 1010 as shown on the Plat of Windsor Tower, a condominium, of record in Book 5200, page 71, Register's Office for Davidson County, Tennessee, tog ether with an undivided .707% interest in common elements of 4215 Harding Road Homeowners Association as described in the Master Deed of record in Book 5313, page 338, and amended in Book 8666, page 789, both in said Register's Office.

Being the same property conveyed to Scott P. O'Neil by deed from Marjorie Wingo, single, of record in Book 9249, page 731, Register's Office for Davidson County, Tennessee

The above described property is subject to the following:

1. Taxes for 1997, which have been pro-rated and assumed by the Grantee.

2. The premises described herein is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in §66-27-101, et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject o the By-Laws for the administration thereof; also subject to easement, rights and interests 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 limitation, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of 4215 Harding Road Homeowners Association of record in Book 5313, page 338, as amended in Book 8666, page 789, both in the Register's Office for Davidson County, Tennessee.

3. All matters shown on the Plan of record in Book 5200, page 71, Register's Office for Davidson County, Tennessee.

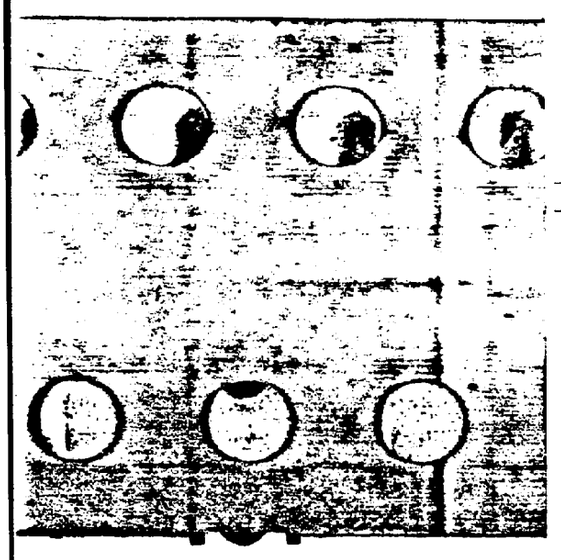
4. Subject to the rights of others in the above described common elements.

5. Subject to the lien for special assessments contained in the Master Deed (and By-Laws promulgated pursuant thereto) of record in Book 5313, page 338, as amended in Book 8666, page 789, both in the Register's Office for Davidson County, Tennessee.

a:\bb026tme

2019 05/16 0101 03:11:08





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

RECEIVED OF _____

FOR _____

BOOK 10457 PG 68

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 157500.00
				CON TX 582.75
				PRFEE 1.00
				WDFEE 12.00
				TOTAL 595.75
				CHECK 595.75
05/16/97	01			15:32 0001 2019

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0305823
IDENTIF. # REFERENCE

97 MAY 16 PM 3:32
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 1152032