BOOK 10487 PG 650

1 of 2

This Instrument Prepared by D. Murphy
Two Devon Square 744 W. Lancaster Ave.
Wayne, Pa 19087-2504

STFM-07307

# WARRANTY DEED

THIS INDENTURE, made this 24 day of February, A.D., 19 94, between DONALD G. KANE and Wife, ROBIN P. KANE

Tennessee, First Parties, and

ELEANORE F. WALKER, JOSEPH T. HARTMAN, TERRELL R. JOHNSON, ROBERT W. BUGEL AND GEORGE E. MCCARTY, TRUSTEES UNDER DECLARATION OF TRUST DATED MARCH 1, 1990

Pennsylvania, Second Parties

WITNESSETH; that said First Parties, for and in consideration of the sum of TEN AND NO/100---------- ($ 10.00----------) DOLLARS and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged,

WE

have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to wit:

Land in Davidson County, Tennessee, being Unit No. 901, together with an undivided one-sixth (1/6th) interest in the common elements, Paddock Park, a Horizontal Property Regime established by Master Deed of record in Book 6441, page 287, said Register's Office, said unit being depicted on the Condominium Site Plan attached as Exhibit "D" to the aforementioned Master Deed and being located upon Lot No. 2 on the Plan of a Resubdivision of Parts of Lots 11, 12, 17 and 18, J.T. Jenkins Home Tract of record in Plat Book 6250, page 52, said Register's Office, to which plan reference is hereby made for a more complete legal description.

BEING the same premises which Christian B. and Leeanne Hofstetter, by Deed dated November 8, 1993 and recorded in Davidson County, Tennessee in Deed Book Volume 9148, Page 931&c., granted and conveyed unto Donald G. Kane and Wife, Robin P. Kane, in fee.

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

PLEASE SEE EXHIBIT "A" ATTACHED HERETO

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

_____(L.S.) /Donald G. Kane (L.S.)
Donald G. Kane

_____(L.S.) /Robin P. Kane (L.S.)
Robin P. Kane

STATE OF TENNESSEE }
COUNTY OF Davidson }:ss

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State **DONALD G. KANE and Wife, ROBIN P. KANE**, the within named bargainor, 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 purposes therein contained.

Witness my hand and official seal at office, in Davidson County, this 24th day of February 19 97

/Lisa A. Thomas
Notary Public

My Commission expires 11-28-98

Map 131-12C, parcel 2

**THE NAME AND ADDRESS OF A PROPERTY OWNER**
**OWNER** ELEANORE F. WALKER, ET AL, TRUSTEES
**ADDRESS** 744 West Lancaster Avenue, Two Devon Square
Wayne, PA 19087-2594

**PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:**
Same
**ADDRESS**

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $215,500.00. Affiant /Lisa C. Allen

Subscribed and sworn to before me this 10th day of June 1997.

Notary Public /Ellen N. Woodall
My commission expires 11-28-98

ELLEN N. WOODALL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

# EXHIBIT "A"

1. All real property taxes for the year 1997 and all subsequent years although the same are not yet due and payable (MAP 131-12C, PARCEL 2).

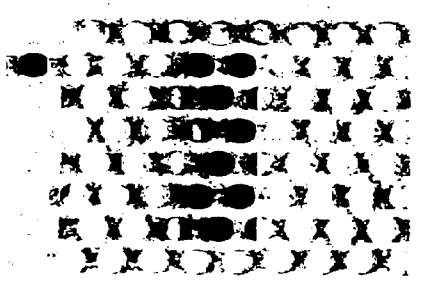
2. All matters set forth on the Plan of record in Book 6250, page 52, Register's Office for Davidson County, Tennessee.

3. All of the terms, conditions and provisions of the Tennessee Horizontal Property Act, as set forth in T.C.A. 66-27-101, et seq.

4. Covenants, restrictions, easements, reservations and interest in favor of other unit owners and all sewer, water, electric, telephone and other utility easements now or hereafter established and all other terms and conditions as may be set forth in the Master Deed of record in Book 6441, page 287, Register's Office for DAVIDSON County, Tennessee.

5. By-Laws of PADDOCK PARK HOMEOWNER'S ASSOCIATION.

0314487
IDENTIF. & REFERENCE
97 JUN 10 AM 11:57
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.
1406 06/10 0101 03CHECK 810.25



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

RECEIVED OF _____

FOR _____

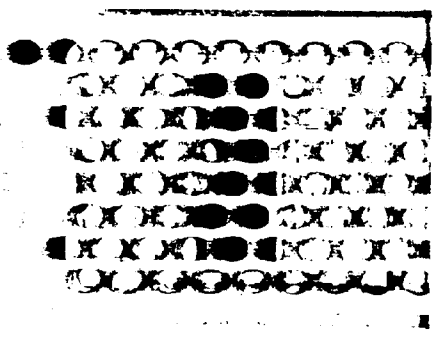
BOOK 10487 PG 653

| | | |
|---|---|---|
| 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 215500.00
CON TX 797.35
PRFEE 1.00
WDEED 12.00
TOTAL 810.35
CHECK 810.35

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 06/10/97 01 12:01 0001 1406



03 14487
IDENTIF. ↑ REFERENCE

97 JUN 10 AM 11:57
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 1161314