Box 15
TR

BOOK 10511 PG 539

This instrument prepared by: JOHN R. REYNOLDS (#2522)
Attorney at Law
217 Second Avenue, North
P. O. Box 190481
Nashville TN 37219-0481
Tel: (615) 256-2694

WARRANTY DEED

Address New Owner(s) as follows: **FRANCES S. ANDERSON and RANDALL W. ANDERSON, 903 Holly Forest, Nashville TN 37221**

Name and Address of the person or entity responsible for payment of real property taxes: SAME

Field Book No. **9D 2261**, Map and Parcel No. **142-8B-69**.

For and in consideration of the sum of **ONE HUNDRED FIVE THOUSAND ($105,000.00) DOLLARS**, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, we, **CHARLES G. TODD and wife, KAE C. TODD**, hereinafter referred to as Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **FRANCES S. ANDERSON and RANDALL W. ANDERSON,** joint tenants with the right of survivorship, their heirs and assigns, hereinafter referred to as Grantees, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Being Unit No. 69 on the Plan of Phase III Coronado Town Home Condominiums of record in Plat Book 5200, page 67, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Coronado, a Condominium, a horizontal property regime established by Master Deed and By-Laws of record in Book 4901, page 679, amended in Book 5202, page 329, Book 5306, page 241, Book 5522, page 675, and Book 5869, page 269, said Register's Office.

Being the same property conveyed to **CHARLES G. TODD and wife, KAE C. TODD**, by deed from **Beverly F. Cole, unmarried**, as shown of record in Book **10095**, page **882**, Register's Office for **Davidson** County, Tennessee.

This is improved property, known as **903 Holly Forest, Nashville, Davidson County, Tennessee 37221.**

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, **FRANCES S. ANDERSON and RANDALL W. ANDERSON,** joint tenants with the right of survivorship, their heirs and assigns, forever; and Grantors do 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, except as shown on **EXHIBIT A** attached hereto. We do further covenant and bind ourselves/our heirs and representatives, to warrant and forever defend the title to said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS our hands this 30th day of June 1997.

CHARLES G. TODD

Kae C. Todd
KAE C. TODD

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **CHARLES G. TODD and wife, KAE C. TODD**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of June 1997.

_____ Notary Public

My commission expires 28 May 2000

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer, is $**105,000.00**.

_____ Affiant

Subscribed and sworn to before me
this 30th day of June 1997.

_____ Notary Public

My commission expires 28 May 2000

NOTE TO REGISTER:

Upon recording, please return the recorded instrument to:

JOHN R. REYNOLDS
Attorney at Law
217 Second Avenue, North
P. O. Box 190481
Nashville TN 37219-0481

EXHIBIT A

1. 1997 State and Metropolitan-Nashville Davidson County real property taxes, listed to **Charles G. Todd et ux** as Field Book No. **9D 2261**, Map and Parcel No. **142-8B-69**, a lien, but not yet due and payable.

2. If improvements are completed after 1 January of any year, the law requires supplemental assessment for the year in which improvements are completed, as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of ***Tennessee Code Annotated, Sections 67-5-603, et seq.***

3. Charter of Incorporation of Coronado Condominium Association, Inc. of record in Book 4902, page 938, amended in Book 6132, page 118, Book 7694, page 733, Register's Office for Davidson County, Tennessee.

4. Covenants, Conditions, Restrictions, and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed and By-Laws for Coronado of record in Book 4902, page 679, amended in Book 5202, page 329, Book 5306, page 241, Book 5522, page 675, Book 5869, page 269, Register's Office for Davidson County, Tennessee.

5. The premises here insured is a Condominium established pursuant to the provisions of Tennessee Horizontal Property Act" as set out in ***Section 66-27-101 et seq. of the Tennessee Code Annotated***, as amended, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utilities which now or hereafter established over, through or upon the land embracing the regime and buildings thereon, including, but not limited to, all terms, provisions, conditions, covenants, restrictions, options, burdens, liens, assessments, and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime of Coronado, a Condominium, and By-Laws of record in Book 4901, page 679, amended in Book 5202, page 329, Book 5306, page 241, Book 5522, page 675, and Book 5869, page 269, said Register's Office.

6. Easement for sanitary sewers to Harpeth Valley Utility District of record in Book 4788, page 761, and Book 4816, page 965, Register's Office for Davidson County, Tennessee.

7. Easement to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 7173, page 324, Register's Office for Davidson County, Tennessee.

8. Easements, or claims of easements, not shown by the public records.

9. All matters appearing on the Plan of record in Plat Book 5200, page 67, Register's Office for Davidson County, Tennessee.

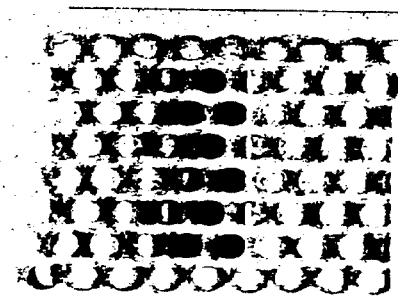
10. Rights of others in and to the common elements.

RECORDER'S MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

97 JUN 30 PM 4:32
FELIA [illegible] REGISTER
DAVIDSON COUNTY, TN.

032147 7
IDENTIF. & REFERENCE

9213 06/30 0101 02CHECK 401.50



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

RECEIVED OF _____

FOR _____

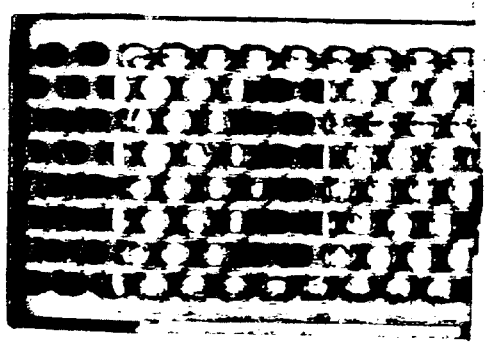
10511 PG 542

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	
				105000.00
			CON TX	388.50
			PRFEE	1.00
			MDEED	12.00
			TOTAL	401.50
			CHECK	401.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/30/97 01 16:35 0001 9213



03214777
IDENTIF. ↑ REFERENCE

97 JUN 30 PM 4:32
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1168804