FILE BOX 43

BOOK 10575 PG 851

# WARRANTY DEED

KIMBERLY R. DOUGHER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 65,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF August 19 97

Notary Public

MY COMMISSION EXPIRES: May 27, 2001
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Jack H. Sells (NAME) | SAME (NAME) | 92-15A-100 |
| 7003 Chadwick Dr. Suite 331 (ADDRESS) | (ADDRESS) | |
| Brentwood, TN 37027 (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Carbine Development Company, a Tennessee general partnership composed of James R. Carbine and Denzel H. Carbine

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jack H. Sells, married

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Unit No. 100 (sometimes referred to as Unit 102) of Elliston Place Quarters as described in the Master Deed establishing a Horizontal Property Regime with respect to Elliston Place Quarters of record in Book 6657, Page 72, amended in Book 7232, Page 259, said Register's Office, together with a 1/48th undivided interest in the common elements as described in said Master Deed.

BEING the same property conveyed to Carbine Development Company, a Tennessee general partnership composed of James R. Carbine and Denzel H. Carbine, by Deed from Eugene R. Carbine and wife, Barbara A. Carbine, of record in Book 10575, Page 849, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Master Deed and By-Laws of record in Book 6657, Page 72, amended in Book 7232, Page 259, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ( )
This is improved ( X ) property, known as 2325 Elliston Place, #100, Nashville, TN 37203
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 15th day of August 19 97

Carbine Development Company
By:
James R. Carbine, Partner

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____on this the _____ day of _____ 19_____ .

My commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, John T. Cook, a Notary Public of the State and County aforesaid, personally appeared James R. Carbine, with whom I am personally acquainted and who, upon oath, acknowledged himself to be the partner of Carbine Development Company, the within named bargainor, a partnership, and that he as such partner, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as partner. Witness my hand and official seal this 15th day of August, 1997.

_____
Notary Public

My commission expires:5/27/01

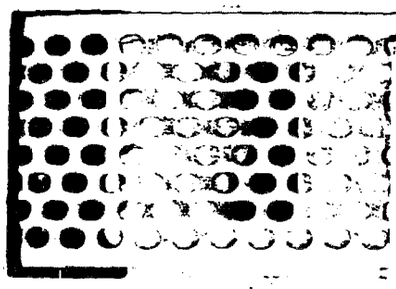
JOHN T. COOK
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

8961 08/20 0101 03CHECK 249.50



0339519
IDENTIF. ↑ REFERENCE

97 AUG 20 PM 2:27
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.



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

RECEIVED OF _____

FOR _____

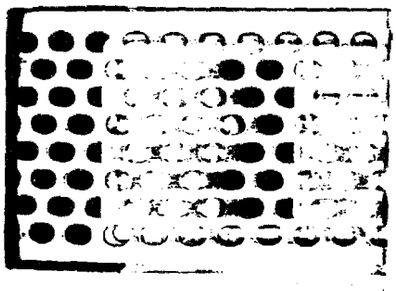
BOOK 10575 PG 853

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | | |

CAPT 65000.00
CON TX 240.50
PRFEE 1.00
MISEE 8.00
TOTAL 249.50
CHECK 249.50

08/20/97 01 14:30 0001 8961



**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

0339519
IDENTIF. & REFERENCE

97 AUG 20 PM 2:27
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 1188502