BSW
Box 37

BOOK 10604 PG 314

| Address New Owner: | Map-Parcel Numbers: | Send Tax Bills To: |
|---|---|---|
| Mark S. Miller<br>1400 S. Street<br>Nashville, Tennessee 37212 | Map-Parcel 104-12-A-18 | Same |
| This instrument prepared by: Boult, Cummings, Conners & Berry, PLC (CSS)<br>414 Union Street, Suite 1600, P.O. Box 198062, Nashville, TN 37219 | | |

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One and No/100 Dollars ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **J. RICHARD CHAMBERS** (the "Grantor") has bargained and sold, and by these presents transfers and conveys to **MARK S. MILLER**, unmarried (the "Grantee"), certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties.

2. Matters shown on the Plan of record in Book 4885, page 87, and Book 5190, page 44, Register's Office for Davidson County, Tennessee.

3. Restrictive covenants of record in Book 4626, page 719, Book 5356, Page 732, and Book 5356, page 739 , Register's Office for Davidson County, Tennessee.

4. The provisions of the Tennessee "Horizontal Property Act" as the same is set out in Sections 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 interest 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 limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Magnolia Wedgewood Condominium of record in Book 6258, page 718, Register's Office for Davidson County, Tennessee, and the Bylaws appended thereto of record in Book 6258, page 759, said Register's Office.

97 SEP 10 PM 2:29
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

03 47278
IDENTIF. # REFERENCE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $48,500.00.

Mark Miller
Affiant

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

Lee Anne Ellis
Notary Public
My Commission Expires: 11-22-97

LEE ANNE ELLIS NOTARY PUBLIC DAVIDSON COUNTY STATE OF TENNESSEE

0422673.01
014580-000 09/04/97

5. Charter of Magnolia Wedgewood Condominium Association, Inc. of record in Book 6258, page 776, Register's Office for Davidson County, Tennessee.

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

7. Rights or claims of tenants in possession not shown by the public records.

This is improved property, known as 1906 18th Avenue South, Unit 206M, Nashville, Tennessee 37212. The property is used for commercial purposes and it is not the usual place of residence of Grantor.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title; and interest thereto belonging to the Grantee, forever.

Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein.

Grantor further covenants and binds himself to warrant and forever defend the title to the Property to the Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this Deed this the 10th day of September, 1997.

J. RICHARD CHAMBERS

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, Lee Anne Ellis, the undersigned, a Notary Public in and for said County and State, the within named J. RICHARD CHAMBERS, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Davidson County, Tennessee, this the 10th day of September, 1997.

NOTARY PUBLIC

My Commission Expires: 11.22.97

LEE ANNE ELLIS NOTARY PUBLIC STATE OF TENNESSEE

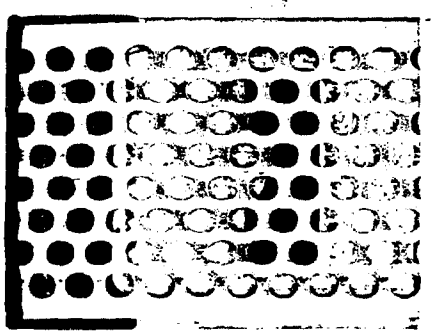
7247 09/10 0101 03CHECK 1/2.45

0422673.01
014580-000 09/04/97

**EXHIBIT A**

Unit 206M, of Magnolia Wedgewood Condominium created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 6258, page 718, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Magnolia Wedgewood Condominium set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of such Unit.

Being the same property conveyed to J. Richard Chambers by deed from Jack D. Pyburn and wife, Candace L. Pyburn, of record in Book 7314, page 84, Register's Office for Davidson County, Tennessee.



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

RECEIVED OF _____

FOR _____

BOOK 10604 PG 317

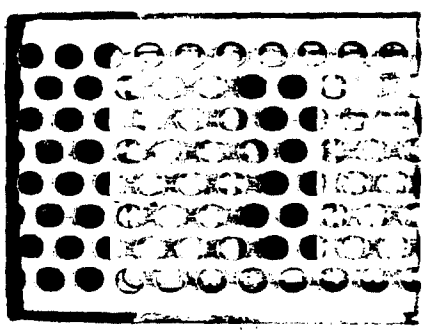
| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|

CAMT 48500.00
CON TX 179.45
PRFEE 1.00
WDEED 12.00
TOTAL 192.45
CHECK 192.45

09/10/97 01 1413: 0001 7247

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



03472 78
IDENTIFICATION REFERENCE

97 SEP 10 PM 2:29

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1196701