BOOK 10636 PG 2

0356125

IDENTIF. & REFERENCE

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

97 OCT -6 PM 12:41

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

W & I Ref: (sk) Title No: 39242
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Kendall Moore 4225 Harding Road Nashville, TN 37205	Lovell & Malone, Inc. 2209 Crestmoor Rd., Ste-330 Nashville, TN 37215

TAX MAP-PARCEL NUMBERS: 90-11-54

WARRANTY DEED

6770 10/06 0101 03CHECK 334.90

FOR AND IN CONSIDERATION of the sum of **$ 87,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James O. McLeod, Jr. and spouse, Sarah L. McDonnell McLeod,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Kendall Moore,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 605 of Wellington Arms, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan to the Master Deed of record in Book 5200, Page 316, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

BEING the same property conveyed to Sarah Lewis McDonnell by substitute Trustees deed from Joe M. Kirsch, substitute trustee of record in Book 9155, Page 629, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

The property herein conveyed is subject to the restrictions, easements, liens and other matters set forth in the Master Deed and By-Laws of record in Book 5721, Page 241, Book 5740, Page 897, said Register's Office, and to the matters set forth in the referenced Condominium Plan of record.

This instrument is executed on behalf of Sarah L. McDonnell McLeod by James O. McLeod, Jr. as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

This is improved property, known as: 4225 Harding Road, Nashville, TN 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 3rd day of October, 1997.

James O. McLeod, Jr.

Sarah L. McDonnell McLeod

Sarah L. McDonnell McLeod, By: James O.McLeod, Jr., Atty-in-Fact

State of Tennessee
County of Davidson

On this 3rd day of October, 1997, before me the undersigned authority, personally appeared **James O. McLeod, Jr.**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____ Notary Public

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-200

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 87000.00

Affiant

Sworn and subscribed before me on the 3rd day of October, 1997.

My Commission Expires: _____ Notary Public

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-200

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **James O. McLeod, Jr.**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Sarah L. McDonnell McLeod**, as Attorney-in-Fact, as the free act and deed of the said Principal.

Witness my hand and official seal at Nashville, Tennessee, this the 3rd day of October, 1997.

Notary Public

My Commission Expires:_____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

EXHIBIT "A"
To
WARRANTY DEED

FROM: James O. McLeod, Jr. and Sarah L. McDonnell McLeod

TO: Kendall Moore

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

James O. McLeod, Jr., Affiant

Sworn to and subscribed before me this

3rd day of October, 1997.

Notary Public

My Commission Expires:_____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

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

RECEIVED OF _____

FOR _____

BOOK 10636 PG 5

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

CART	87000.00
CON TX	321.90
PRFEE	1.00
WDEED	12.00
TOTAL	334.90
CHECK	334.90

10/06/97 01 12:42 0001 6770

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0356125
IDENTIF. ↑ REFERENCE

97 OCT -6 PM 12:41
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1206108