18-B

**PREPARED BY:**
**COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.**
**333 GALLATIN ROAD SOUTH**
**MADISON, TN 37115**

10133:280

# WARRANTY DEED

**THIS INDENTURE** is made and entered into this **19th** day of **December, 1997** between MAXIE O. PATTON III, A MARRIED MAN, and JANET R. PATTON, HIS WIFE and JERRY R. MOORE and NELDIA MOORE, HUSBAND AND WIFE, GRANTORs, and JAMES S. SWEENEY, SR. and RITA E. SWEENEY, HUSBAND AND WIFE, GRANTEEs.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, MAXIE O. PATTON III, A MARRIED MAN, and JANET R. PATTON, HIS WIFE and JERRY R. MOORE and NELDIA MOORE, HUSBAND AND WIFE, hereinafter referred to as GRANTORs, do hereby bargain, sell, transfer and convey unto JAMES S. SWEENEY, SR. and RITA E. SWEENEY, HUSBAND AND WIFE, hereinafter referred to as GRANTEEs, their successors, heirs and assigns, certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTORs in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

**This is improved property known as 441 HARDING PLACE (5 CONDOS), NASHVILLE, TN 37211.**

**TO HAVE AND TO HOLD** said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEEs, their heirs, successors and assigns forever. The GRANTORs covenant and agree with the said GRANTEEs that GRANTORs are lawfully seized and possessed of the said real estate and that GRANTORs have a good and lawful right to sell the same. The GRANTORs further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

GRANTORs further covenant and bind himself/herself/themselves, their successors, heirs and assigns, to warrant and forever defend the title to said GRANTEEs, their successors, heirs and assigns, against the lawful claims of all persons whomsoever.

JANET R. PATTON, wife of MAXIE O. PATTON III, the Grantor herein, joins in the herein conveyance for the sole purpose of conveying any right, title and interest she may have in and to the property described herein, marital or otherwise.

WITNESS the hands and seals of GRANTORs on the day and year first above written.

**BY:** _____
**MAXIE O. PATTON III** Signature of Seller

_____
**JANET R. PATTON**

_____
**JERRY R. MOORE**
Signature of Seller

_____
**NELDIA MOORE**
Signature of Seller

97 DEC 23 PM 3:11
REGISTER
DAVIDSON COUNTY, TN.

333489

**INDIVIDUAL**
**STATE OF** Tennessee )
**COUNTY OF** Davidson )

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **MAXIE O. PATTON III, A MARRIED MAN, and JANET R. PATTON, HIS WIFE**, 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 **19th** day of **December, 1997.**

Notary Public

My Commission Expires: 5/28/2000

**INDIVIDUAL**
**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **JERRY R. MOORE and NELDIA MOORE, HUSBAND AND WIFE**, 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 **19th** day of **December, 1997.**

Notary Public

My Commission Expires: 5/28/2000

**INDIVIDUAL**
**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **JERRY R. MOORE**, 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 **19th** day of **December, 1997.**

Notary Public

My Commission Expires: _____

**INDIVIDUAL**
**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **NELDIA MOORE**, 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 **19th** day of **December, 1997.**

Notary Public

My Commission Expires: _____

Name and Address of Property Owner:

**JAMES S. SWEENEY, SR. and RITA E. SWEENEY, HUSBAND AND WIFE and**
102 Land's End.
Hendersonville Tn 37075

Property Address:

P.B. 10783 PG 282

**441 HARDING PLACE (5 CONDOS)**
**NASHVILLE, TN 37211**

Person Responsible for Taxes:

**SAME**

**Map & Parcel #: MAP147-03-0-A PARCELS 76,80,5,66,35**

# AFFIDAVIT OF VALUE

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$79,500.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

James S. Sweeney Sr.
Affiant

Sworn to and subscribed before me, a Notary Public, this **19th** day of **December, 1997.**

Denise C. Allis
Notary Public

My Commission Expires: 5/28/2000

DAVIDSON COUNTY TENN. NOTARY PUBLIC AT LARGE DENISE C. ALLIS

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

# EXHIBIT 'A'

Units E-10, E-14, A-5, D-20 and B-19, of Harding Place Condominium created under Title 66, Chapter 27, Section 101 et seq., as amended, Tennessee Code Annotated as established by a Master Deed, of record in Book 6104, page 725, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Units as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of Harding Place Condominium of record in Book 5200, page 571, said Register's Office, for a more complete identification and description of such units.

Being the same property conveyed to Maxie O. Patton III, one-half undivided interest and Jerry R. Moore and Neldia Moore, one-half undivided interest, by Deed from G.T. Executives Associates, a Partnership composed of Linda Shaw Marzalio, formerly known as Linda Ann Shaw, Steven J. Delany, James Dale Carpenter and Jeanne L. Fitzgerald, of record in Book 8890, page 714, Book 8890, page 718, Book 8890, page 702, Book 8890, page 706, and Book 8890, page 710, respectively, Register's Office for Davidson County, Tennessee.

# EXHIBIT 'B'

1. All REAL PROPERTY taxes on all five (5) units for the year 1998 and subsequent years not yet due and payable (MAP147-03-0-A PARCELS 76,80,5,66,35).

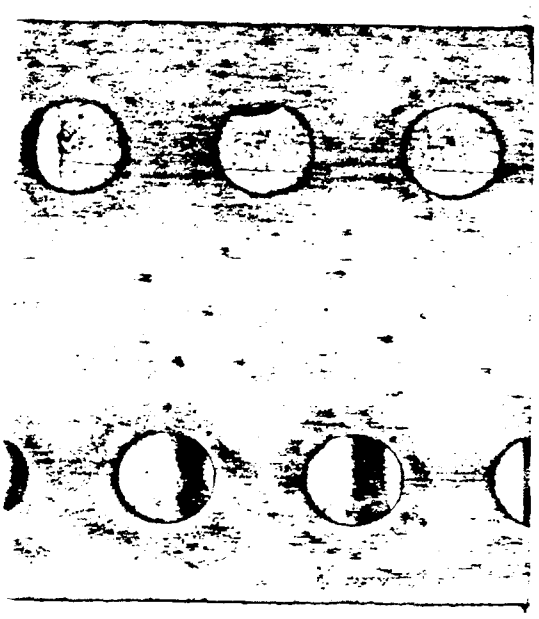
2. All matters as set forth on the Plan of record in Plat Book 5200, page 571, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

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 Harding Place Condominiums and the By-Laws appended thereto, of record in Book 6104, page 725, Register's Office for DAVIDSON County, Tennessee.

5. Charter of Harding Place Condominium Association, Inc., of record in Book 6081, page 872, said Register's Office.

4865 12/23 0101 03CHECK 311.15



## OFFICIAL RECEIPT

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

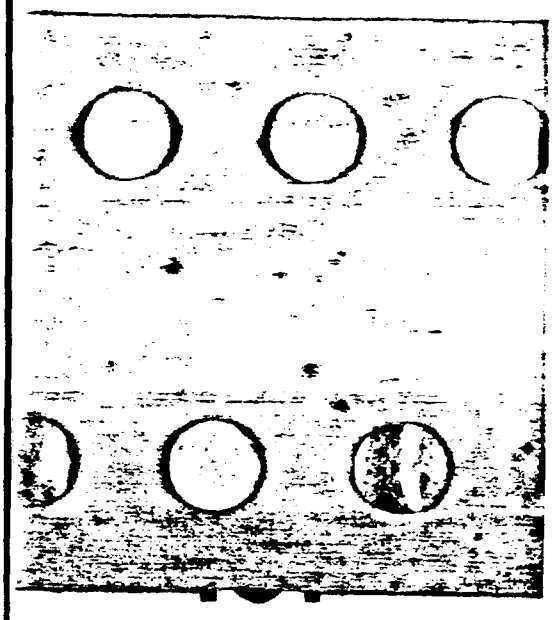
RECEIVED OF _____

FOR _____

BOOK 10733 PG 284

| | | |
|---|---|---|
| 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 | 79500.00 |
| CON TX | 294.15 |
| PRFEE | 1.00 |
| WDEED | 16.00 |
| TOTAL | 311.15 |
| CHECK | 311.15 |

12/23/97 01 15:12 0001 4865

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03334489

IDENTIFICATION NUMBER

97 DEC 23 PM 3:11

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1235579