185

BOOK 10754 PG 937

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

WARRANTY DEED

THIS INDENTURE is made and entered into this **9th** day of **January, 1998** between DIXIE L. KEITH, UNMARRIED, GRANTOR, and CARRIE E. EASLEY, UNMARRIED, GRANTEE.

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, DIXIE L. KEITH, UNMARRIED, hereinafter referred to as GRANTOR, does hereby bargain, sell, transfer and convey unto CARRIE E. EASLEY, UNMARRIED, hereinafter referred to as GRANTEE, his/her 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 GRANTOR 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 323 FOREST PARK, BLDG. 5, UNIT 15, MADISON, TN 37115.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, his/her heirs, successors and assigns forever. The GRANTOR covenants and agrees with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

GRANTOR further covenants and binds himself/herself/themselves, his/her successors, heirs and assigns, to warrant and forever defend the title to said GRANTEE, his/her successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hand and seal of GRANTOR on the day and year first above written.

BY: Dixie L Keith
DIXIE L. KEITH Signature of Seller

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

98 JAN 12 PM 1:09
[illegible] REGISTER
DAVIDSON COUNTY, TN.

1109 01/12 0101 03CHECK

166.55

IDENTIFICATION REFERENCE

03892/2

BOOK 10754 PG 938

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, DIXIE L. KEITH, UNMARRIED, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **9th** day of **January, 1998.**

Notary Public

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

My Commission Expires: 5/28/2000

Name and Address of Property Owner:

CARRIE E. EASLEY, UNMARRIED and
1120 CINDERELLA STREET
MADISON, TN 37115

Property Address:

323 FOREST PARK, BLDG. 5, UNIT 15
MADISON, TN 37115

Person Responsible for Taxes:

COUNTRYWIDE HOME LOANS, INC.
P.O. Box 10212
Van Nuys, CA 91410-0212

Map & Parcel #: MAP 043-13-0-A, PARCEL 063.00 MARIA K. MOORE

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 **$41,500.00** 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.

Carrie Easley
Affiant

Sworn to and subscribed before me, a Notary Public, this **9th** day of **January, 1998.**

Notary Public

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

My Commission Expires: 5/28/2000

RETURN TO:

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

EXHIBIT 'A'

Apartment Unit Number 5-15, of ROBIN HOOD CONDOMINIUM, created under Title 64, Section 2701, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed which was executed by Central Tennessee Investment Company, Inc., of record in Book 5388, page 524, Register's Office for Davidson County, Tennessee, reference being made to said Master Deed, Exhibit "A", for the source of title to the said grantor, and to Exhibit "A-1" thereto for a specific identification and description of Robin Hood Condominium Apartments, of record in Book 5200, page 124, Register's Office for said County, to which reference is hereby made.

Being the same property conveyed to DIXIE L. KEITH, UNMARRIED, by Warranty Deed from J.H. BAKER, TRUSTEE, of record in Book 5574, page 986, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 1998 and subsequent years not yet due and payable (MAP 043-13-0-A, PARCEL 063.00).

2. All matters as set forth on the Plan of record in Plat Book 5200, page 124, 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 hereaftert established and all other terms and conditions as may be set forth in the Master Deed and the By-Laws of Robin Hood Condominiums appended thereto, of record in Book 5388, page 524, Register's Office for DAVIDSON County, Tennessee.

5. Charter of Robin Hood Homeowners Association, of record in Book 5383, page 314, said Register's Office.

6. Sewer Easement of record in Book 3436, page 486, said Register's Office.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10754 PG 940

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 41500.00
CON TX 153.55
PRFEE 1.00
WDEED 12.00
TOTAL 166.55
CHECK 166.55

01/12/98 01 13:08 0001 1109

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0389272
IDENTIF. A REFERENCE

98 JAN 12 PM 1:09

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1241764