Bol 18A
SKL

BOOK 10822 PG 198

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (VMW)
2700 First American Center
Nashville, Tennessee 37238

GENERAL WARRANTY DEED

Address New Owner	Send Tax Bills To:	Map-Parcel Number
Kevin J. Baker 338 Ardsley Place Nashville, TN 37215	SAME	131-5-C 338CO

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, ELIZABETH BERRYMAN ("Grantor"), a single woman, has bargained and sold, and by these presents transfers and conveys unto KEVIN J. BAKER ("Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference.

The source of this description is the prior deed.

Being the same property conveyed to Grantor by deed dated June 28, 1994 from Jillian Ryan and Robert Whitaker of record in Book 9390, page 3, said Register's Office.

This is improved property known as 338 Ardsley Place, Nashville, TN 37215.

Said property is conveyed subject to the matters set out on Exhibit B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, his heirs and assigns, forever. Grantor covenants that, subject to the matters set forth on Exhibit B, Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and binds herself and her heirs and representatives to warrant and forever defend the title to said land to Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

Whenever used, the singular shall include the plural and the plural the singular and the use of any gender shall be applicable to all genders.

WITNESS my hand this 4th day of March, 1998.

ELIZABETH BERRYMAN

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, ELIZABETH BERRYMAN, 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 4th day of March, 1998.

Notary Public

My Commission Expires:

1-27-01

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STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $190,000.00.

Affiant

Sworn to and subscribed before me this 4th day of March, 1998.

Notary Public

My Commission Expires:

1-27-01

586031.1

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EXHIBIT A

Being Unit Number 338 of the Hillsborough Condominiums, a horizontal property regime established by Master Deed of record in Book 6822 at page 721, the Plat of which is of record in Plat Book 6250 at page 699, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

0407767
IDENTIF. & REFERENCE
98 MAR -4 PM 1:00
FELIX ... REGISTER
DAVIDSON COUNTY, TN.

EXHIBIT B

1. All assessments and taxes due in 1998, and thereafter.

2. The Plat of record in Book 6250, page 699, said Register's Office, reveals areas designated as common and open grounds together with the right of access across said common and open grounds for the benefit of the condominium owners or their assigns.

3. Covenants, Conditions, and Restrictions contained in instrument of record Book 6674 at page 583, Register's Office for said County, to which reference is hereby made.

4. Conditions and restrictions as contained in the Master Deed for The Hillsborough Condominiums of record in Book 6822 at page 721, Register's Office for said County, to which reference is hereby made.

5. Terms and provisions together with the right of assessment as contained in the By-Laws of The Hillsborough Condominiums Homeowner's Association of record in Book 6822 at page 747, Register's Office for said County.

6. Storm Water Detention Agreement of record in Book 6702, page 330, said Register's Office.

7. Deed of Conveyance to Metropolitan Government of Nashville and Davidson County of record in Book 7681, page 534, said Register's Office.

8. Agreement for Dedication of easement for sanitary sewers and/or storm drainage or record in Book 4161, page 814, said Register's Office.

0896 03/04 0101 RECORD 75.00

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

RECEIVED OF _____

FOR _____

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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
190000.00
CON TX 703.00
PRFEE 1.00
MRFEE 20.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 724.00

CHECK 724.00

03/04/98 01 12:58 0001 0056

0407767
IDENTIF. ↑ REFERENCE

98 MAR -4 PM 1:00

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1261329