Mail

This Instrument Prepared by: EUGENE R. McCULLOUGH, Attorney
408 N. Cedar Bluff Road, Suite 100
Knoxville, TN 37923
TSI FILE NO. 11461

WARRANTYDEED

THIS INDENTURE, made this 29th day of April , A.D., 1998 , between JOHN C. DENNIS, SINGLE

DAVIDSON County, TENNESSEE , First Parties, and BRIAN M. NOWAK, SINGLE

DAVIDSON County, TENNESSEE , Second Parties.

WITNESSETH: that said First Parties, for and in consideration of the sum of ONE AND NO/100 Dollars ($1.00) and other valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold, and conveyed and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to-wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. F-4 OF DUNHAM'S STATION CONDOMINIUM CREATED UNDER TITLE 55, CHAPTER 27, SECTION 101, ET SEQ., AS AMENDED, TENNESSEE CODE ANNOTATED, AND AS ESTABLISHED BY A MASTER DEED OF RECORD IN BOOK 6697, PAGE 901, 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 M,ADE TO THE PLAT OF DUNHAM'S STATION COMDOMINIUM AS SET FORTH IN EXHIBIT A-2 OF SAID MASTER DEED FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPITION OF SUCH UNIT.

THE PREMISES HEREIN CONVEYED IS A CONDOMINIUM APARTMENT ESTABLISHED PURSUANT TO THE PROVISIONS OF THE TENNESSEE "HORIZONTAL PROPERTY ACT" AS SET OUT IN SECTION 55 27-101 ET SEQ. OF THE TENNESSEE CODE ANNOTATED AND IS SUBJECT TO THE PROVISIONS AND REQUIREMENTS THEREOF; TO THE BY-LAWS FOR THE ADMINISTRATION THEREOF, TO EASEMENTS, RIGHTS AND INTERESTS IN FAVOR OF THE 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 COVENANTS, RESTRICTIONS, OPTIONS, BURDENS ASSESSMENTS AND OTHER UNDERTAKINGS CONTAINED IN THE MASTER DEED ESTABLISHING A HORIZONTAL PROPERTY REGIME OF DUNHAM'S STATION CONDOMINIUM, OF RECORD IN BOOK 6697, PAGE 901, SAID REGISTER'S OFFICE, AND BY-LAWS OF RECORD IN BOOK 6697, PAGE 939, IN SAID REGISTER'S OFFICE.

BEING THE SAME PROPERTY CONVEYED TO JOHN C. DENNIS, UNMARRIED, BY WARRANTY DEED FROM JAMES GARY SMITH, UNMARRIED, DATED APRIL 2, 1996, OF RECORD IN BOOK 10007, PAGE 704, IN THE DAVIDSON COUNTY REGISTER'S OFFICE.

THIS conveyance is made subject to all applicable restrictions, building set back lines, all existing easements, and to all conditions as shown on the recorded map.

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Second Parties, their heirs and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

taxes for the current year which shall be prorated between the Parties upon the date of closing, the payment of which shall be assumed by the Second Parties;

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder have set their hands and seals the day and year first above written.

_____(L.S.) JOHN C. DENNIS (L.S.)

_____(L.S.) _____(L.S.)

STATE OF Tennessee)
) ss.
COUNTY OF Davidson)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid,

JOHN C. DENNIS, SINGLE

the within named bargainors, 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 seal at office, this 29th day of April 1998.

_____
Notary Public

My Commission expires: 9/18/99

STATE OF)
) ss.
COUNTY OF)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid,

0838 04/30 0101 03CHECK 157.00

the within named bargainors, 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 seal at office, this day of

_____
Notary Public

My Commission expires: _____

THE NAME AND ADDRESS OF A PROPERTY OWNER

OWNER BRIAN M. NOWAK

ADDRESS 246 WHITE BRIDGE ROAD, #F-4

NASHVILLE, TENNESSEE 37209

PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:

SAME AS ABOVE

ADDRESS _____

_____

103-6-A-48.00CO

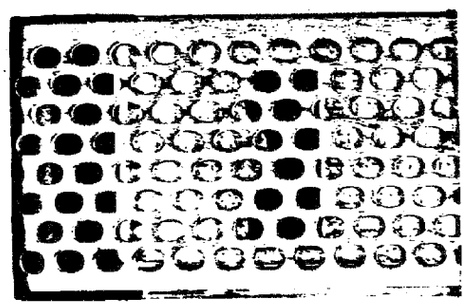
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.
98 APR 30 PM 2:56
IDENTIF. & REFERENCE
043184

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $ 40,000.00 Affiant Brian M. Nowak

Subscribed and sworn to before me this 29th day of April 1998

Notary Public

My Commission Expires: 9/18/99



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

RECEIVED OF _____

FOR _____

BOOK 10909 PG 82

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

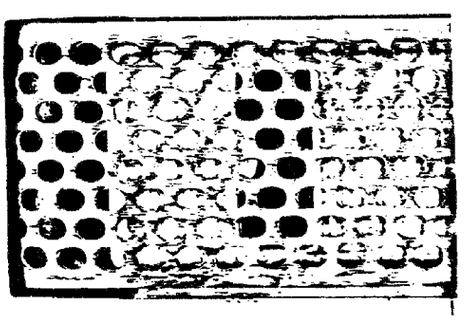
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				[illegible]
				CON TX 148.00
				PRFEE 1.00
				WDEED 8.00
				TOTAL 157.00
				CHECK 157.00

04/30/98 01 14:59 0001 0838

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0431841
IDENTIF. # REFERENCE

98 APR 30 PM 2:56
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1286923