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THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $231,000.00. E. B. Robinson, Jr. **Affiant** Subscribed and sworn to before me, this 20th day of May, 1998. Notary Public My Commission Expires: 11/27/99

Address New Owner As Follows:
E. B. Robinson, Jr., and wife,
Judy T. Robinson
3818 West End Avenue, #301
Nashville, TN 37205

Send Tax Bills To:
SAME

Map-Parcel Number:
104-09-0-K 301.00CO
26W 10080

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **DIANA LYNN DAY, UNMARRIED,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **E. B. ROBINSON, JR., AND WIFE, JUDY T. ROBINSON,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 301 on the Plan of The Montclair of record in Book 6900, page 954 and as set forth in Master Deed and By-Laws of record in Book 7332, page 380, as amended in Book 7902, page 113, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Diana Lynn Day by deed from Ralph C. Benson, Jr., and wife, Margot M. Benson, of record in Book 8630, page 305, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 1998 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Restrictive covenants contained in instrument of record in Book 6846, page 838, Register's Office for Davidson County, Tennessee.

3. Matters shown on the Plan of record in Book 6900, page 954, Register's Office for said County.

4. Reservation by grantor of an easement for ingress and egress contained in the Warranty Deed from Leah Fleisman Sonnenfield to Thomas E. Ledford, Trustee, of record in Book 6846, page 833, Register's Office for Davidson County, Tennessee, as confirmed and corrected by Deed of Confirmation and Correction, of record in Book 6881, page 926 and by Second Deed of Confirmation and Correction of record in Book 7902, page 109, Register's Office for Davidson County, Tennessee.

5. Subject to easement granted by Montclair Condominium Association, Inc., to Leah Fleisman Sonnenfield and BancBoston Mortgage Corporation, of record in Book 7902, page 145, Register's Office for Davidson County, Tennessee.

6. Master Deed establishing a Horizontal Property Regime contained in instrument of record in Book 7332, page 380, as amended in Book 7902, page 113, Register's Office for Davidson County, Tennessee.

This is improved property known as 3818 West End Avenue, #301, 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 Grantees, their heirs and assigns, forever; and I covenant with the said Grantees that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 20th day of May, 1998.

Diana Lynn Day

98 MAY 20 PM 3:36

REGISTER
DAVIDSON COUNTY, TN

044041

IDENTIFICATION REFERENCE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **DIANA LYNN DAY,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 20th day of May, 1998.

Notary Public

My Commission Expires: 11/27/99

9962 5/20/98 0401 03CHECK 862

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 231000.00
CON TX 854.70
PRFEE 1.00
WDEED 8.00
TOTAL 863.70
CHECK 863.70

05/20/98 01 15:37 0001 9962

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

044041
IDENTIF. # REFERENCE

98 MAY 20 PM 3:36

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1295943