BOOK 10946 PG 655

**BOX 44**

| | |
|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**George V. Crawford, Jr.**<br>**GULLETT, SANFORD, ROBINSON & MARTIN, PLLC**<br>230 Fourth Avenue, North<br>P. O. Box 198888<br>Nashville, Tennessee 37219-8888<br>(615) 244-4994 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is $134,900.00.<br><br>Frederick E Angle III<br>**Affiant**<br><br>Subscribed and sworn to before me, this 26th day of May, 1998.<br><br>Notary Public<br><br>My Commission Expires: 10/27/99 |

Address New Owner As Follows: Frederick E. Angle, III, 131 Matthew Lane, Nashville, TN 37215

Send Tax Bills To: NationsBanc Mortgage Corporation, P. O. Box 1675, Caraopolis, PA 15108

Map-Parcel Number: 117-97-0-D 036.00CO

7DA 91108

## WARRANTY DEED

98 05 27 0101 03CHECK 506.17

**FOR AND IN CONSIDERATION** of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ANNE MARIE HOKE, IRREVOCABLE TRUST, ANNE WRATHER HOKE, TRUSTEE, with full power to mortgage, sell, transfer and convey without the joinder of any beneficiary,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **FREDERICK E. ANGLE, III,** hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 36 on the amended Condominium Site Plan of Park Green, of record in Book 6250, page 253, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Anne Marie Hoke, Irrevocable Trust, Anne Wrather Hoke, Trustee, by deed from Kenneth S. Luton, of record in Book 9431, page 13, 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.

BOOK 10946 PG 656

This conveyance is made subject to:

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

2. Master Deed establishing a Horizontal Property Regime of record in Book 6247, page 872, as amended in Book 6453, page 717 and Book 8430, page 364, Register's Office for Davidson County, Tennessee.

3. Matters shown on the Plan of record in Book 6250, page 253, Register's Office for said County.

4. Storm Water Detention Agreement of record in Book 6269, page 167, Register's Office for Davidson County, Tennessee.

5. Rights of others in and to the common elements.

This is improved property known as 131 Matthew Lane, Nashville, TN 37215.

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and I covenant with the said Grantee 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 Grantee, his heirs and assigns, against the lawful claims of all person whomsoever.

**WITNESS** my hand this 21st day of May, 1998.

0442397
IDENTIF. & REFERENCE

98 MAY 27 AM 11:39
FELIX Z. WHITE, III, REGISTER
DAVIDSON COUNTY, TN

**ANNE MARIE HOKE, IRREVOCABLE TRUST**

By: Anne Wrather Hoke, Trustee
**Anne Wrather Hoke, Trustee**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

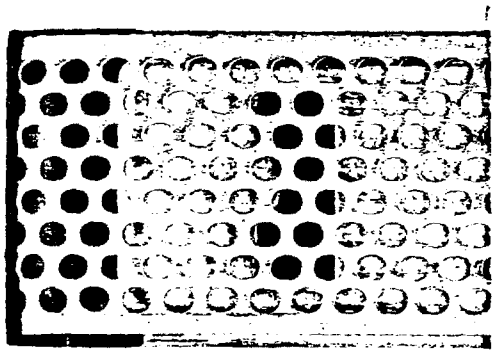
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ANNE WRATHER HOKE, TRUSTEE,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

**WITNESS** my hand, at office, this 21st day of May, 1998.

Notary Public

NOTARY PUBLIC AT LARGE

My Commission Expires: 11/27/99



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

RECEIVED OF _____

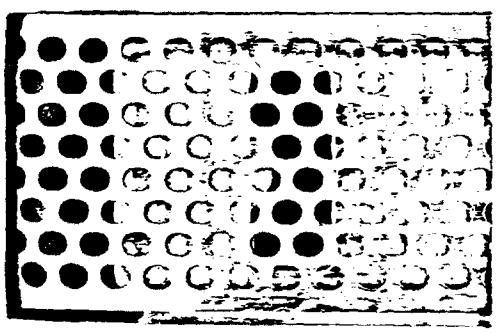
FOR _____

BOOK 10946 PG 657

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 |
|---|---|---|---|---|
| | | | CAMT 134900.00 | |
| | | | CON TX 499.13 | |
| | | | PRFEE 1.00 | |
| | | | WDEED 8.00 | |
| | | | TOTAL 508.13 | |
| | | | CHECK 508.13 | |
| 05/27/98 | 01 | 11:41 | 0001 | 2067 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0442397
IDENTIF. ◄ REFERENCE

98 MAY 27 AM 11:39
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

**No.** 1298028