8

BOOK 10956 PG 946

This Instrument Prepared By:
Marshall L. Hix, Esquire
**Hix Gray & Nave, PLLC**
315 Deaderick Street
1620 First American Center
Nashville, Tennessee 37238

| Address New Owner(s) | Send Tax Bills To: | Map & Parcel Nos.: |
|---|---|---|
| **James H. Lucas, Jr.**<br>**3413 Golf Club Lane, No. 32**<br>**Madison, Tennessee 37215** | **Trans Financial Bank, TN, NA**<br>**315 N. Atlantic Street**<br>**Tullahoma, Tennessee 37388** | **117-7-F-32CO** |

## GENERAL WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, TEMESIA HARRIS (formerly, Temesia Harris Squires), an unmarried person (herein referred to as "Grantor"), has this day bargained and sold and, by these presents, does hereby transfer and convey unto JAMES H. LUCAS, JR. (herein referred to as "Grantee"), his heirs and assigns, forever, the following described tract or parcel of land located in Davidson County, Tennessee, to-wit:

A certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 32 of the Brighton Court Condominiums, a horizontal property regime, established by Master Deed of record in Book 6629, page 532, and the first amendment thereof in Book 6912, page 158, as further amended in Book 6912, page 163, all in the Register's Office for Davidson County, Tennessee, which plat and record thereof are incorporated herein and made a part hereof by reference. **and further amended in Book 10364, page 141, said Register's Office. THW

Being the same property conveyed to Temesia Harris Squires, by Warranty Deed from Dominion Properties, a Tennessee General Partnership, of record in Book 7078, page 177 Register's Office for Davidson County, Tennessee.

Temesia Harris and Temesia Harris Squires are one and the same person.

This property is known as 3413 Golf Club Lane, No. 32, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said Grantee that she is lawfully seized and possessed of said property, that she has a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except for applicable zoning and building regulations, all visible easements, restrictions and limitations of record, matters shown on the Master Deed of record in Book 6629, page 532, amended by Book 6912, page 158 and Book 6912, page 163, said Register's Office, sanitary sewer/storm detention easements in Book 4076, page 518, and Book 6436, page 578, said Register's Office and 1998 real estate taxes, which are to be prorated.

RECORDERS MEMO:
LEGIBILITY OF WRITING, TYPING
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN REC

GRANTOR FURTHER COVENANTS with the said Grantee and binds herself, her heirs and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee, its successors and assigns, against the lawful claims and demands of all persons whomsoever.

WITNESS this the 29th day of May, 1998.

**GRANTOR:**

Temesia Harris

Temesia Harris, by Marshall L. Hix,
Attorney in Fact

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

**The actual consideration for this transfer is $155,000.00.**

**, AFFIANT**

**Subscribed and sworn to before me, this 29th day of May, 1998.**

**, NOTARY PUBLIC**

**My Commission Expires:**

My Commission Expires 9/18/99

STATE OF TENNESSEE )

COUNTY OF DAVIDSON )

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared Marshall L. Hix, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-in-Fact of Temesia Harris, and that he as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of Temesia Harris by himself as Attorney-in-Fact.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 29th day of May, 1998.

Catherine M. Wood

NOTARY PUBLIC

My Commission Expires:

My Commission Expires NOV. 25, 2000

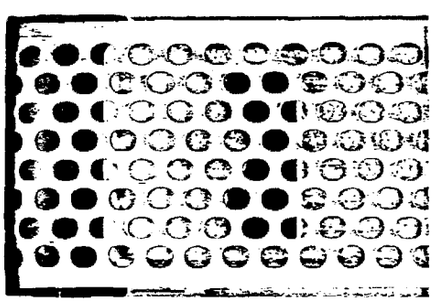
4586 06/02 0101 03CHECK 582.50

98 JUN -2 PM 12:56

0444784

IDENTIFICATION REFERENCE

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



RECEIVED OF _____

FOR _____

BOOK 10956 PG 948

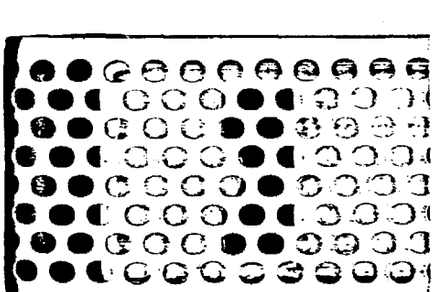
| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | | |

CAMT 155000.00
CON TX 573.50
PRFEE 1.00
WDEED 8.00
TOTAL 582.50
CHECK 582.50

06/02/98 01 12:58 0001 4586

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0044784
IDENTIF. & REFERENCE

JUN -2 PM 12:57

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 1300518