BOOK 10999 PAGE 902

This instrument prepared by:

Richard A. Jones
EVANS, JONES & REYNOLDS
1810 First Union Tower
150 Fourth Avenue North
Nashville, Tennessee 37219

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Map-Parcel No.:**
Alfred Tate Rogers, Sr. Martha Stone Rogers 109 Postwood Nashville, TN 37208	Alfred Tate Rogers, Sr. Martha Stone Rogers 109 Postwood Nashville, TN 37208	103-6-A-23

FOR AND IN CONSIDERATION of Ten and 00/100 ($10.00) Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Jennifer Rybolt**, a single person, have bargained and sold, and by these presents do transfer and convey unto **Alfred Tate Rogers, Sr.** and **Martha Stone Rogers**, tenants in common, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee, being Unit No. C-5 of Dunham's Station Condominiums created under Title 66, 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 made to the plan of Dunham's Station Condominiums as set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of such unit.
>
> Being the same property conveyed to Jennifer Rybolt by Trustees Deed from Richard A. Jones, Trustee, of record in Book 10792, page 825, Register's Office of Davidson County, Tennessee.
>
> The legal description above is the same as in the previous deed of record.

This is improved property known as Unit No. C-5, 246 White Bridge Road, Nashville, Tennessee 37209.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **Alfred Tate Rogers, Sr.** and **Martha Stone Rogers**, tenants in common, their heirs and assigns, forever. And I do covenant with

the said **Alfred Tate Rogers, Sr.** and **Martha Stone Rogers**, 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, except as set out in **Exhibit "A,"** attached hereto. And I, **Jennifer Rybolt**, do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said **Alfred Tate Rogers, Sr.** and **Martha Stone Rogers**, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS my hand this 29th day of June, 1998.

Jennifer Rybolt

Jennifer Rybolt

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named **Jennifer Rybolt**, a single person, the 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 and official seal at Nashville, Tennessee this 29th day of JUNE, 1998.

Richard A. Jones

Notary Public

My Commission Expires: 1-20-99

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $25,000.00.

Date: 6-29-98

Alfred Tate Rogers Sr.

Affiant

Richard A. Jones

Notary Public

My Commission Expires: 1-20-99

228701ps.002

EXHIBIT A

1. Facts which would be disclosed by a comprehensive survey of the premises herein described.

2. Rights or claims of parties in possession.

3. Davidson County taxes for 1998 have been prorated and assumed by the buyers.

4. Matters shown on the Plan of record in Book 2330, page 95, said Register's Office.

5. Restrictive Covenants contained in instrument of record in Book 2541, page 577, said Register's Office.

6. The premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Sections 66-27-101 et seq. of the Tennessee Code Annotated, as amended, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of 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 buildings thereon; and also including without limitations all conditions, 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, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto of record in Book 6697, page 939, said Register's Office.

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

8. Subject to the liens of any unpaid assessments and/or special assessments.

7907 06/30 0101 03CHECK 105.50

0457175
IDENTIF. & REFERENCE
98 JUN 30 PM 3:35
[illegible]
DAVIDSON COUNTY

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 25000.00
CON TX 92.50
PRFEE 1.00
WDEED 12.00
TOTAL 105.50
CHECK 105.50

06/30/98 01 15:35 0001 7907

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0457175
IDENTIF. & REFERENCE

98 JUN 30 PM 3:35
REGISTER
DAVIDSON COUNTY, TN.

No. 1313697