263

[ADDRESS NEW OWNER:	[SEND TAX BILLS TO:	[MAP-PARCEL NOS.
[Peter T. Gardner	[First Union Mortgage Corp.	[
[2037 Lombardy Avenue	[1100 Corporate Center Dr.	[Map 117-7-J
[Nashville, TN 37215	[Raleigh, NC 27607-5066	[Parcel 12
[	[	[

[This instrument prepared by: Robert J . Notestine, III, Attorney, 104 Woodmont [Boulevard, Suite 115, Nashville, Tennessee 37205 98-06-6060]

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, We, John Stanley Edwards and wife, Stacy A. Edwards, (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto Peter T. Gardner, unmarried (The "Grantee"), his heirs and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

BEING Unit No. 2037 of the Kingsbridge Condominiums, a horizontal property regime established pursuant to the provisions of the Tennessee Horizontal Property Act (Tennessee Code Annotated Sections 66-27-101 through 66-27-123; herein referred to as the "Act") and the provisions of the Master Deed for the Kingsbridge Condominiums of record in Book 7105, page 777, as amended in Book 7457, page 15, Register's Office for Davidson County, Tennessee, including without limitation the by-laws appended thereto of record in Book 7105, page 804, said Register's Office (collectively the "Master Deed"), to which Master Deed reference is here made for a more complete and accurate description of said unit;

TOGETHER WITH the undivided percentage interest in the Common Elements (as defined in the Master Deed) appertaining to said unit and all other rights, powers, privileges and interests appertaining to said unit pursuant to the Master Deed.

Being the same property conveyed to John Stanley Edwards and wife, Stacy A. Edwards by General Warranty Deed from Dominion Development Corporation, a Tennessee Corporation of record in Book 9237, page 817, Register's Office for Davidson County, Tennessee.

This description is the same as was used in the last deed of record.

This conveyance is subject to taxes for the year 1998 and subsequent years, easements and restrictive covenants of record.

This is improved property commonly known as 2037 Lombardy Avenue, Nashville, TN 37215..

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON

0168 07/07 0101 OCHECK 566.00

[The actual consideration or value, whichever is greater for [this transfer is $150,000.00.

Affiant

[Subscribed and sworn to before me this [30th day of June, 1998.

Notary Public

[My Commission Expires: 11-24-2001

98 JUL -7 AM 10:27

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

04593 10

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantor does covenant with the said Grantee that Grantors are 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 forth hereinabove.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 30th day of June, 1998.

John Stanley Edwards

Stacy A. Edwards

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John Stanley Edwards and wife, Stacy A. Edwards, the 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 official seal at Nashville, Tennessee, this 30th day of June, 1998.

NOTARY PUBLIC

My Commission Expires: 11-27-2001

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

RECEIVED OF _____

FOR _____

BOOK 11009 PAGE 010

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 150000.00
CON TX 555.00
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 566.00
CHECK 566.00

07/07/98 01 10:27 0001 0168

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

045931O
IDENTIF. A REFERENCE

98 JUL -7 AM 10:27

REGISTER
DAVIDSON COUNTY, TN.

No. 1315915