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Mail

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
303 Frances Street
P. O. Box 904
Goodlettsville, Tennessee 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Robert F. Forster, et al 1432 Plantation Dr. Brentwood, TN 37027	Same as New Owner	Map 163-10-A Parcel 100

5986 07/21 0101 03CHECK 1014.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, EDWARD L. SMITH and wife, KAREN SMITH, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto ROBERT F. FORSTER and wife, HELEN S. FORSTER, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit A on the Plan of Hickory Hollow Parkway Commercial Condominium of record in Book 6050, page 523, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of the said Unit and the easements and other matters relating to the said condominium.

Being the same property conveyed to Edward L. Smith and wife, Karen Smith, by deed of record in Book 8915, page 702, Register's Office for Davidson County, Tennessee.

The Condominium Plan, as hereinabove described, was formerly described as Tract K-3 on the Plan of Hickory Hollow Mall, Section 6, of record in Book 5210, page 92, said Register's Office.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 5360 Hickory Hollow Parkway, Antioch, TN 37013.

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 WE, the GRANTORS, do covenant with the said GRANTEES, that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Taxes for the year 1998, which are a lien but not yet due and payable, and which have been prorated between the parties and will be paid, in full, by the GRANTEES, when due.

2. Master Deed of Hickory Hollow Parkway Commercial Condominium of record in Book 8877, page 576, said Register's Office. First Amendment to Master Deed of record in Book 10524, page 582, said Register's Office.

3. Declaration of Protective Covenants of record in Book 5125, page 769, as amended in Book 5189, page 947 and Book 5337, page 933, said Register's Office.

4. Easement of record in Book 2243, page 635, said Register's Office.

5. Right of way easement of record in Book 4457, page 373, said Register's Office.

6. Rights contained in the Modification of Right of Way Agreement of record in Book 4629, page 150, said Register's Office.

7. Any and all matters as they may appear on the plan of record in Book 6050, page 523, said Register's Office.

8. Reciprocal Easement Agreement of record in Book 5458, page 855, said Register's Office.

9. Easement of record in Book 2203, page 577, said Register's Office; said easement conveyed by instrument of record in Book 2975, page 289 and modified by instrument of record in Book 5118, page 792, said Register's Office.

And WE, the GRANTORS, do further covenant and bind ourselves, our heirs and representatives 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 persons whomsoever.

WITNESS our hands on this the 17th day of July, 1998.

"GRANTORS"

EDWARD L. SMITH

KAREN SMITH

"GRANTEES"

ROBERT F. FORSTER

HELEN S. FORSTER

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EDWARD L. SMITH and wife, KAREN SMITH, 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, at office, this the 17th day of July, 1998.

Patsy C. Davidson
NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
MY COMMISSION EXPIRES
DECEMBER 6, 2001

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT F. FORSTER and wife, HELEN S. FORSTER, 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, at office, this the 17th day of July, 1998.

Darry S Smith
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

My Commission Expires: 10-9-99

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $270,000.00.

x Helen S Forster
Affiant

Sworn to and subscribed before me, this the 17th day of July, 1998.

Darry S Smith
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE
RUTHERFORD COUNTY

My Commission Expires: 10-9-99

04647.42
IDENTIF. & REFERENCE

98 JUL 21 AM 9:20

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

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 270000.00
CON TX 999.00
PRFEE 1.00
WDEED 12.00
CFEE 2.00
TOTAL 1014.00
CHECK 1014.00
07/21/98 01 09:23 0001 5986

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0464742
IDENTIF. # REFERENCE

98 JUL 21 AM 9:20
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1321656