Bk 2

BOOK 11249 PAGE 742

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 27,960.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
4th DAY OF December 19 98

Notary Public

MY COMMISSION EXPIRES: 2/23/99
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP, PARCEL NUMBERS
Thomas P. Thrower (NAME)	New Owner (NAME)	104-060A
3415 West End Avenue (ADDRESS)	P.O. Box 217 (ADDRESS)	151-00CO
Nashville, TN 37205 (CITY) (STATE) (ZIP)	Grand Rivers KY 42045 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Janice Lovvorn

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas P. Thrower and wife, Rita R. Thrower

HEREINAFTER CALLED THE GRANTEES, 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 101-G on the Plan of Continental Condominiums, of record in Plat Book 5200, Page 399, said Register's Office, as amended in Book 6135, page 788, said Register's Office, to which plan reference is hereby made for a more comlete legal description.

Being the same property conveyed to William E. Rankin by deed from Patricia C. Williams, Trustee, with full power, of record in Book 9573, Page 250, said Register's Office. The said William Rankin having since died. The said Janice Lovvorn, Executrix of the Estate of of William Rankin having quitclaimed to Janice Lovvorn, by Quitclaim Deed of record in Book 10177, Page 770; this conveyance being made to carry out the provisions of the Last Will and Testament of William Rankin deceased, Case No. 95P-1458, Probate Court for Davidson County, Tennessee.

Said property was never any primary residence of the grantor or any spouse of the grantor.

This conveyance is made subject to permanent overhang easement for the construction and maintenance of an electrical power transmission line, said right conveyed in Book 4825, page 592, said Register's Office, to all easements and setback lines as shown on the Plat of record in Book 5200, page 399, as amended in Book 6135, page 788, second amendment as of record in Book 6435, page 549, said Register's Office and all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 64-2701 et seq. of and is subject to the By-Laws for the Administration thereof; also subject to easements and to utility easements now or hereafter established over, through or upon the land embracing the regime and building 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 Continental Condominiums of record in Book 5862, page 589, said Register's Office and By-Laws of record in Book 5862, page 626, said Register's Office.

unimproved ( )
This is improved (X) property, known as 3415 West End Avenue, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 the same is unencumbered, unless otherwise herein set out; and we 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 4th day of December 19 98

Janice Lovvorn
Janice Lovvorn

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

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 Janice Lovvorn

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 Brentwood, Tennessee, this 4th day of December 19 98

Commission expires 2/23/99

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public, within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public

WARRANTY DEED

FROM

Janice Lovvorn

TO

Thomas P. Thrower and Rita R. Thrower

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

IDENTIF. ➔ REFERENCE 0524365

98 DEC 11 PM 3:23
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

9543 12/11 0101 03CHECK 114.45

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11249 PAGE 744

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

CAMT	27960.00
CON TX	103.45
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	114.45
CHECK	114.45

12/11/98 01 15:25 0001 9543

0524365
IDENTIF. & REFERENCE

98 DEC 11 PM 3:23
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1399015