0527248

IDENTIF. & REFERENCE

98 DEC 18 PM 2:50

REGISTER
DAVIDSON COUNTY, TN.

Prepared by:

Bobo, Hunt & Bobo
Union Planters Bank Bldg.
Shelbyville, TN 37160

Information contained in this Deed was furnished by the parties.

Thomas W. Odell, et ux -- Owners
3415 West End Ave. Unit 208
Nashville TN 37203

Tax Responsibility:

Union Planters Bank
National Association
P. O. Box 500
Shelbyville, TN 37162

Portion of 104-6
109
26W-5420

11259

906

WARRANTY DEED

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, **DIANE SACKS**, a single person, have this day bargained and sold and do hereby sell, transfer and convey unto **THOMAS W. O'DELL and wife, MARTHA W. O'DELL**, their heirs and assigns, certain real estate lying and being in Davidson County, Tennessee, Tennessee, and being more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 208, on the Plan of Continental Condominiums, of record in Plat Book 5200, page 399, said Register's Office, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Diane Sacks, a single person, by Warranty Deed from Richard I. Geldreich, a single person, dated May 1, 1996, of record in Book 10035, page 678, Register's Office of Davidson County, Tennessee.

This conveyance is made subject to a permanent overhang easement for the construction and maintenance of an electrical power transmission line, of record in Book 4825, page 592, said Register's Office, certain easements and setback lines of record in Book 5200, page 399, 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 the T.C.A., 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 building thereon; and also including without limitations all conditions, covenants, restrictions,

LAW OFFICES
BOBO, HUNT & BOBO
202 UNION PLANTERS
BANK BLDG.
SHELBYVILLE, TN 37160

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.

This conveyance is subject to any and all existing easements and restrictions of record.

To have and to hold said tract or parcel of real estate, together with all improvements thereon and all appurtenances thereunto belonging, unto the said **THOMAS W. O'DELL and wife, MARTHA W. O'DELL**, their heirs and assigns, forever.

I covenant that I am lawfully seized and possessed of said property; have a good and lawful right to sell and convey the same, and that it is free and unencumbered, except for restrictions of record, if any.

I further covenant and bind myself, my heirs, representatives and assigns, to forever warrant and defend the title to said property unto the said **THOMAS W. O'DELL and wife, MARTHA W. O'DELL**, their heirs and assigns, against the lawful claims and demands of all persons, whomsoever.

Witness my signature, this 14th day of December, 1998.

Diane Sacks

STATE OF ARIZONA,

COUNTY OF Maricopa.

Personally appeared before the undersigned Notary Public in and for said State and County, the within named **DIANE SACKS**, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 14 day of December, 1998.

Notary Public

My commission expires: April 4, 2002

OFFICIAL SEAL
CYNTHIA J. GLASER
Notary Public - State of Arizona
MARICOPA COUNTY
My Comm. Expires April 4, 2002

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SHELBYVILLE, TN 37160

T1259 908

I, or we, hereby swear or affirm that the actual consideration for the transfer or value of the property transferred, whichever is greater, is $90,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Kerri Yarbrough Agent
Affiant

Subscribed and sworn to before me this the 15th day of December, 1998.

Notary Public ~~or Register~~

My commission expires: March 12, 2002

After recording, mail to Buyers at:

Same

75(sacks-O'dell)dc
File No.: 98-1338

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BANK BLDG.
SHELBYVILLE, TN 37160

2664 12/18 0101 03CHECK 348.00

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

909

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

11259

~~CAPIT~~	~~$0000.00~~
CON TX	333.00
WDEED	12.00
CFEE	2.00
PRFEE	1.00
TOTAL	348.00
CHECK	348.00

12/18/98 01 14:50 0001 2664

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REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1402108