mail

This instrument prepared by:
THOMAS N. JONES, Attorney
339 Main Street
Franklin, TN 37[illegible]54

BOOK 11279 PAGE 341

NEW OWNER:
Jerry Wimberly
1103 Granville Dr.
Franklin, TN 37064

SEND TAX BILL TO:
Same

MAP & PARCEL:
33-16A-193

WARRANTY DEED

For and in 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, **HARRY O. FRIEDRICH, married**, Grantor, has bargained and sold and by these presents does transfer and convey unto **JERRY WIMBERLY**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Unit No. O-1 of Barcelona Condominium 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 6400, page 801, Register's Office of Davidson County, Tennessee, together with an 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 Plat of Barcelona 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 Harry O. Friedrich by deed from Kristina L. Johnson and husband, Thomas Johnson of record in Book 10021, page 470, Register's Office of Davidson County, Tennessee.

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

AND GRANTOR does covenant with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out;

1. 1998 County property taxes have been paid.

2. Master Deed of record in Book 6400, page 801, RODC, TN.

3. By-Laws of Homeowners Association of record in Book 6400, page 844, amended in Book 9723, page 68, RODC, TN.

4. Restrictions of land use as set forth in Book 9613, page 279, RODC, TN.

5. All matters appearing on the Plat of record in Book 5200, page 410, RODC, TN.

6. Mutual Reciprocal Easements as set forth in Agreement of record in Book 5868, page 422, RODC, TN.

7. Charter of Homeowners Association of record in Book 6400, page 581, RODC, TN.

8. Subject to any and all building and zoning regulations of City, County and State.

AND GRANTOR DOES FURTHER covenant and bind himself, his successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs

and assigns, against the lawful claims of all persons whomsoever.

AND, I, WILLA DEAN FRIEDRICH, wife of Harry O. Friedrich, join herein solely for the purpose of conveying any interest in may have in said property by virtue of marriage or otherwise.

This property is known as 270 Tampa Drive, Unit O-1, Nashville, TN.

WITNESS OUR HANDS this 28th day of December, 1998, in Franklin, Tennessee.

Harry O. Friedrich
HARRY O. FRIEDRICH

Willa Dean Friedrich
WILLA DEAN FRIEDRICH

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BOOK 11279 PAGE 342

Before me, the undersigned Notary Public within and for the State and County aforesaid, personally appeared **Harry O. Friedrich and Willa Dean Friedrich**, to me known (or proved to me on the basis of satisfactory evidence) to be the persons who executed the foregoing instrument and who acknowledged that they executed the same as their free act and deed.

Witness my hand and seal this 28th day of December, 1998.

NOTARY PUBLIC

My Commission Expires: 1/30/2001

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

AFFIANT

Sworn to and subscribed before me this 28th day of December, 1998.

NOTARY PUBLIC

My commission expires: 1/30/2001

8081.9800/tj/ch
ch/wimberly.war

99 JAN -4 AM 11:17
0532141
IDENTIFIER & REFERENCE
BILL COLLINS REGISTER
DAVIDSON COUNTY, TN.
7881 01/04 0101 03CHECK 103.50

2

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11279 PAGE 343

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 25000.00
CON TX 92.50
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 103.50
CHECK 103.50

01/04/99 01 11:14 0001 7881

05321141
IDENTIF. A REFERENCE

99 JAN -4 AM 11:17
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1407280