File in Box No. 19 B

WARRANTY DEED

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE #99-1-32-B

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 378,900.00

Linda M. Burkholder
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF January 19 99

Peter Weiss
Notary Public

MY COMMISSION EXPIRES: July 24, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LINDA M. BURKHOLDER	"NEW OWNERS"	MAP 131-01-0-A
(NAME)	(NAME)	
4107 Legend Hall Drive		PARCEL 145CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		FB #07DA-70683
(CITY) (STATE) (ZIP)	(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, BETTYE FISHER BAER, A MARRIED WOMAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LINDA M. BURKHOLDER, UNMARRIED

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 No. 4107 on the Plan of Legend Hall, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed and By-Laws of record in Book 4934, Page 15, as amended in Book 7177, Page 22, and Book 8155, Page 382, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plan of Legend Hall Condominiums, of record in Book 5200, Page 275, as amended in Book 7864, Page 10, said Register's Office, for a more complete identification and description of such unit.

BEING the same property conveyed to Bettye Fisher Baer, by Deed from M and P, a Partnership composed of Sandy M. Moore, Jr., and James E. Patterson, of record in Book 5593, Page 32, Register's Office for Davidson County, Tennessee. The property was further conveyed to Harry Baer and wife, Bettye Fisher Baer, by Quitclaim Deed, of record in Book 7037, Page 295, and further conveyed to Bettye Fisher Baer, by Quitclaim Deed, of record in Book 7109, Page 370, said Register's Office.

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unimproved ( )
This is improved (X) property, known as 4107 Legend Hall Drive, Nashville, TN 37215
(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 our hand s this 19th day of January 1999

Bettye Fisher Baer
BETTYE FISHER BAER

Harry Baer
HARRY BAER

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

DCTN01WC

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THIS conveyance is subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, 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, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Legend Hall Condominiums, Register's Office for Davidson County, Tennessee, of record aforementioned; and this conveyance is further subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee herein.

Harry Baer, spouse of the above named Bettye Fisher Baer, joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, especially his marital rights.

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 BETTYE FISHER BAER AND HUSBAND, HARRY BAER, 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 Brentwood, Tennessee, this 19th day of January, 1999.

My Commission Expires: 7/24/99

Notary Public

PETER [illegible]
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

0539836
IDENTIF. REFERENCE

99 JAN 22 PM 1:11

[illegible]
DAVIDSON COUNTY, TN.

6045 01/22 0101 CHECK 1412.93

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11307 PAGE 797

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

0539836

IDENTIF. REFERENCE

99 JAN 22 PM 1:11

ELL CHANCELLOR REGISTER
DAVIDSON COUNTY, TN.

CAMT
378900.00
CON TX 1401.93
PRFEE 1.00
WDFD 8.00
CFEE 2.00
TOTAL 1412.93
CHECK 1412.93

01/22/99 01 13:10 0001 4045

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1415465