File Box 9-B
First Title and Escrow Company, Inc.

# WARRANTY DEED

*THIS INSTRUMENT PREPARED BY*

GERALD G. PATTERSON, ATTY.
2000 Richard Jones Rd., Ste. 110
Nashville, Tennessee 37215

#16407

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| THELMA C. BLACKWELL (NAME) | NEW OWNER (NAME) | 129-11-A |
| 810 Marquette Drive (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | 810,00 CO |
| Nashville, (CITY) TN (STATE) 37205 (P. O. ZIP) | (CITY) (STATE) (ZIP) | 9DZ73190 |

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, JOSEPH G. BURD, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THELMA C. BLACKWELL, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

BOOK 11440 PG. 655

Land in Davidson County, Tennessee, being Unit No. 106L, together with the appurtenant interest in the common elements of The Cloister at St. Henry, Phase ID, a horizontal property regime established by Master Deed, of record in Book 6933, page 927, amended in Book 7404, page 766, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed and being located upon Lot No. 2 on the Plan of Phase I-D Fifth Revision, The Cloister at St. Henry of record in Plat Book 6250, page 979, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Joseph G. Burd by Sublease and Conveyance of Condoinium Apartment from Margaret M. Wray of record in Book 8806, page 739, said Register's Office.

This conveyance is made subject to: (1) 1999 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 6933, page 927, amended in Book 7404, page 766; (3) By-Laws of record in Book 6042, page 650, amended in Book 6519, page 187, Book 7590, page 273 and Book 9269, page 285; (4) Charter of record in Book 6076, page 203; (5) Easements of record in Book 4191, page 157; (6) Agreement of record in Book 7306, page 289, Book 6862, page 384; (7) Resolution of record in Book 6527, page 700; (7) Lease of record in Book 6922, page 282; and (8) All matters appearing on the Plan of record in Plat Book 6250, page 979, said Register's Office.

unimproved ( )
This is improved (XX) property, known as 810 Marquette Drive, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 19th day of April, 1999.

Joseph G. Burd by Jeanne Burd Marchetti, attorney-in-fact

JOSEPH G. BURD
BY: JEANNE BURD MARCHETTI, ATTORNEY-IN-FACT
~~BY POWER OF ATTORNEY RECORDED SIMULTANEOUSLY~~
HEREWITH

STATE OF TENNESSEE

COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

_____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand at office, this _____ day of _____, 19 _____.

My commission expires _____ Notary Public _____

STATE OF _____

COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

_____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____

_____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 11440 PG. 656

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JEANNE BURD MARCHETTI, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknolwedged that she is the Attorney-In-Fact for the said JOSEPH G. BURD and is authorized by the said JOSEPH G. BURD to execute this instrument on his behalf.

Witness my hand, at Office, this 19th day of April, 1999.

NOTARY PUBLIC

My Commission Expires: 9/18/99

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 120,355.00

Affiant

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

MY COMMISSION EXPIRES: 6/4/2001 (AFFIX SEAL)

Notary Public

99 APR 21 AM 10:21

WARRANTY DEED

FROM

JOSEPH G. BURD

TO

THELMA C. BLACKWELL

4561.31 0135 04/21 0101 02CHECK

PLEASE RETURN TO:

First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

RECEIVED FOR REFERENCE

05769669

# OFFICIAL RECEIPT

**BILL GARRETT**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

**RECEIVED OF** _____

**FOR** _____

| | | | | | |
|---|---|---|---|---|---|
| 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 |

BOOK 11440 PG. 657

0576669

IDENTIFICATION REFERENCE

99 APR 21 AM 10:21

FILED IN THE REGISTER'S
DAVIDSON COUNTY, TN.

| | |
|---|---|
| CAMT | 120355.00 |
| CON TX | 445.31 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| CFEE | 2.00 |
| TOTAL | 456.31 |
| CHECK | 456.31 |

04/21/99 01 10:24 0001 5135

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

**No.** 1475086