47
8

This Instrument prepared by
and after recording return to:
CASTLEMAN & GREENE, PLLC
110 Glancy Street, Suite 109
Goodlettsville, Tennessee 37072

Send Tax Bills to New Owner at:

R AND P ENTERPRISES, L.L.C.
4016 October Woods Drive
Antioch, Tennessee 37013

MAP	PARCEL
147-03-0A	32
147-03-0A	34
147-03-0A	56
147-03-0A	63
147-03-0A	64
147-03-0A	99
147-03-0A	102

Field Book _____
Map See list above
Parcel See list above

GENERAL WARRANTY DEED

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

THAT Christina M. Ribbons and spouse, John R. Wall, Jr. (collectively the "Grantor"), for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to the Grantor in hand paid by R AND P ENTERPRISES, L.L.C., a Tennessee limited liability company, (herein called the "Grantee"), the receipt and sufficiency of which are hereby acknowledged, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY, unto the Grantee, those certain tracts or parcels of real property situated in Davidson County, Tennessee, described below together with (i) all and singular the rights, benefits, privileges, easements, tenements and appurtenances pertaining thereto, including any right, title and interest of the Grantor in and to adjacent streets, roads, alleys, improvements, buildings and fixtures located thereon (said land, together with such rights, benefits, privileges, tenements and appurtenances, and improvements, buildings and fixtures being hereinafter collectively called the "Property"):

Units B-16, B-18, D-10, D-17, D-18, H-5 and H-8 of Harding Place Condominium, 441 Harding Place, more particularly described on the attached Exhibit A.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, as aforesaid, unto the Grantee, its successors and assigns, forever.

The Grantor, for itself and its heirs, successors and assigns covenants with the Grantee that the Grantor is lawfully seized of a good, absolute and indivisible estate in fee simple of the Property; that the Grantor has good right and lawful authority to sell and convey the Property; that the Grantor has done no act to encumber the Property; and that the Grantee shall have quiet possession of the Property; and the Grantor does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property unto the Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under the Grantor or any other person.

IN WITNESS WHEREOF, this General Warranty Deed is executed by the Grantor as of the24th day of May, 1999.

Christina M. Ribbons

John R. Wall, Jr.
by Christina M. Ribbons
attorney in fact

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the aforesaid County and State, Christina M. Ribbons, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office in Goodlettsville, Tennessee this 24th day of May, 1999.

Notary Public

My Commission Expires:

My Commission Expires JAN. 26, 2002

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the aforesaid County and State, John R. Wall, Jr. , 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, at office in Goodlettsville, Tennessee this 24th day of May, 1999.

Notary Public

My Commission Expires:

My Commission Expires JAN. 26, 2002

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer of property is ~~Twenty-Two~~ Thousand and No/100 Dollars ($154,000.00).

AFFIANT

Sworn to and subscribed before me this 24th day of May, 1999.

Notary Public

My commission expires: My Commission Expires JAN. 26, 2002

EXHIBIT A

UNIT B-16

Unit B-16 of Harding Place 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 6104, Page 725, 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 Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Harding Place Condominium of record in Book 5200, Pages 571 and 572, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Christina M. M. Ribbons and husband, John R. Wall, Jr., by deed from James W. Dorris and wife, Christine W. Dorris, of record in Book 11080, page 631, Register's Office for Davidson County, Tennessee.

UNIT B-18

Unit B-18, of Harding Place Condominium created under Title 66, Chapter 27, Sections 101, et. seq., as amended, Tennessee Code Annotated, as established by a Master Deed, of record in Book 6104, Page 725, 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 Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Harding Place Condominium of record in Book 5200, Page 571, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Christina M. M. Ribbons and et vir, John R. Wall, Jr., by deed from Franklin Credit Management Corp., of record in Book 10786, page 532, Register's Office for Davidson County, Tennessee.

UNIT D-10

Unit D-10 of Harding Place 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 6104, Page 785, 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 Exhibit A-1 of Harding Place Condominium of record in Book 5200, Page 571, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to, Christina M. Ribbons, by deed from Ursula M. Mitchell Trustee of record in Book 11512, page 929, Register's Office for Davidson County, Tennessee.

UNIT D-17

Unit D-17 of Harding Place Condominium created under Title 66, Chapter 27, Sections 101 et. seq., as amended, Tennessee Code Annotated as established by a Master Deed, of record in Book 6104, Page 725, 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 Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of Harding Place Condominium of record in Book 5200, Page 571, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Christina M. M. Ribbons by deed from John C. Fahey and wife, Sandra M. Fahey, of record in Book 10726, page 463, Register's Office for Davidson County, Tennessee.

UNIT D-18

Unit D-18 of Harding Place Condominium created under Title 66, Chapter 27, Sections 101, et. seq., as amended, Tennessee Code Annotated and as established by a Master Deed of record in Book 6104, Page 725, 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 Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Harding Place Condominium of record in Book 5200, Page 571, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Christina M. M. Ribbons by deed from John C. Fahey and wife, Sandra M. Fahey, of record in Book 10726, page 460, Register's Office for Davidson County, Tennessee.

UNIT H-5

Unit H-5 of Harding Place Condominium created under Title 66, Chapter 27, Sections 101 et. seq., as amended, Tennessee Code Annotated as established by a Master Deed, of record in Book 6104, Page 725, 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 Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of Harding Place Condominium of record in Book 5200, Page 571, said Register's Office, for a more complete identification and description of such unit.

Being a portion of the same property conveyed to Christina M. M. Ribbons and husband, John R. Wall, Jr., by deed from Christina M. M. Ribbons, of record in Book 11103, page 152, Register's Office for Davidson County, Tennessee.

UNIT H-8

Unit H-8 of Harding Place Condominium created under Title 66, Chapter 27, Sections 101 et. seq., as amended, Tennessee Code Annotated as established by a Master Deed, of record in Book 6104, Page 725, 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 Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of Harding Place Condominium of record in Book 5200, Page 571, said Register's Office, for a more complete identification and description of such unit.

Being a portion of the same property conveyed to Christina M. M. Ribbons and husband, John R. Wall, Jr., by deed from Christina M. M. Ribbons, of record in Book 11103, page 152, Register's Office for Davidson County, Tennessee.

PICK-UP

0595928

INDEXING REFERENCE

99 JUN-4 PM 2:55

REGISTER
DAVIDSON COUNTY, TN.

5541 06/04 0101 03CHECK 588.80

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 11512 PG. 835

0595928

IDENTIFICATION REFERENCE

99 JUN -4 PM 2:55

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

CAMT	154000.00
CON TX	569.80
PRFEE	1.00
WDEED	16.00
CFEE	2.00
TOTAL	588.80
CHECK	588.80

06/04/99 01 14:58 0001 5541

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1470043