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THIS INSTRUMENT PREPARED BY:
GERALD G. PATTERSON, ATTORNEY
P. O. Box 40347
Nashville, Tennessee 37204
(615) 383-0711

FTEC File No. 16545
File Box 9-B
FIRST TITLE & ESCROW CO., INC.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $ 85,500.00

Affiant

Subscribed and sworn to before me, this 25th day of June, 1999.

Notary Public

My Commission Expires: 9/23/2000

# WARRANTY DEED

| Address New Owner(s): | Send Tax Bills to | Tax Information |
|---|---|---|
| SARAH P. STEFFEN | FIRST AMERICAN NATIONAL BANK | MAP 103-8-B |
| 302 Sloan Road | First American Center | PARCEL 302.00CO |
| Nashville, Tennessee 37209 | Nashville, Tennessee 37237 | FB# 25W12201 |

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, DONNA GRACE DAME, UNMARRIED,

("Grantor"), has this day bargained and sold, and does hereby transfer and convey to SARAH PENN STEFFEN, UNMARRIED,

("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

**This is improved property located at** 302 Sloan Road, Nashville, TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of June, 1999.

DONNA GRACE DAME

99 JUN 28 PM 4:16
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. → REFERENCE

060511

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, DONNA GRACE DAME,

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

Witness my hand, at office, this 25th day of June, 1999.

My Commission Expires: 9/18/99

Notary Public

WARDEED

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 302 Building "B" of Parklane Condominiums Phase V, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "B" to the Master Deed of record in Book 7896, page 710 as amended in Book 7937, page 67, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

**Description Reference:** Described from information contained in recorded condominium documents.

BEING the same property conveyed to Donna Grace Dame, unmarried, by deed from Peter Kmech and wife, April B. Kmech of record in Book 9356, page 402, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: Taxes for 1999, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 7896, page 710 and amended in Book 7937, page 67, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description.: The provisions of the condominium Master Deed of record in Book 7896, page 710, Book 7937, page 67, Book 7376, page 580, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

327.35 MORTGAGE TAX 01:01 02/09/00 9356

# OFFICIAL RECEIPT

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

**RECEIVED OF** _____

**FOR** _____

BOOK 11546 PAGE 751

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

0605011

IDENTIF. ↑ REFERENCE

99 JUN 28 PM 4:16

BILL GARRETT REGISTER
DAVIDSON COUNTY. TN.

| | |
|---|---|
| CAMT | 85500.00 |
| CON TX | 316.35 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| CFEE | 2.00 |
| TOTAL | 327.35 |
| CHECK | 327.35 |

06/28/99 01 16:22 0001 5306

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

**No.** 1483783