This instrument prepared by:
THOMAS N. JONES, Attorney
339 Main Street
Franklin, TN 37064

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NEW OWNERS:
Julie Gillis

448 Bowling Ave., #E-2
Nashville, Tn. 37205

SEND TAX BILL TO:
SAME

MAP & PARCEL:
104-13-0-D/009Co

# 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, **we, David Frederiksen and wife, Renee Frederiksen,** Grantors, have bargained and sold and by these presents does transfer and convey unto **Julie Gillis**, hereinafter called the Grantee, her 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 E-2 as shown on the Plan of Bellwood Terrace Condominiums, at 500 Bowling Avenue, Nashville, Tennessee, of record in Plat Book 5200, pages 568 and 569, Register's Office for Davidson County, Tennessee, together with an undivided interest in common elements of The Bellwood Terrace Homeowner's Association, as described in Book 6100, page 177, said Register's Office.

Being the same property conveyed to David Frederiksen and wife, Renee Frederiksen, by deed from Rand T. Frederiksen and wife, Patricia W. Frederiksen, of record in Book 10904, page 132, Register's Office for said County.

This is improved property known as 448 Bowling Avenue, #E-2, Nashville, Tn. 37205.

The above property is conveyed subject to the following:

1. 1999 Metropolitan Government taxes.

2. All matters on the Plan of record in Book 5200, pages 568 and 569, Register's Office for said County.

3. Master Deed and By-Laws of record in Book 6100, page 177, said Register's Office.

4. Any and all building and zoning regulations of City, County and State.

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, her heirs and assigns, forever;

AND Grantors do covenant with the said Grantee that they 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;


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IDENTIF. & REFERENCE
99 JUN 29 AM 9:25
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.
MAIL ENV.
5687 06/29 0101 02CHECK 358.00

AND Grantors DO FURTHER covenant and bind themselves, their successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS this 25th day of June, 1999, in Franklin, Tennessee.

David Frederiksen

Renee Frederiksen



STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Before me, the undersigned Notary Public within and for the State and County aforesaid, personally appeared **David Frederiksen and wife, Renee Frederiksen**, 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 she executed the same as their free act and deed.

Witness my hand and seal this 25th day of June, 1999.

NOTARY PUBLIC

My Commission Expires: 1/27/2001

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $94,000.00.

AFFIANT

Sworn to and subscribed before me this 25TH day of June, 1999.

NOTARY PUBLIC

My commission expires: 1/27/2001

# OFFICIAL RECEIPT

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

**RECEIVED OF** _____

**FOR** _____

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

0605171
IDENTIF. & REFERENCE

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BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

| | |
|---|---|
| CAMT | 94000.00 |
| CON TX | 347.80 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| CFEE | 2.00 |
| TOTAL | 358.80 |
| CHECK | 358.80 |

06/29/99 01 09:31 0001 5487

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

**No.** 1483961