BOOK 11590 PG. 974
BOX 44
NANCY

THIS INSTRUMENT PREPARED BY:
George V. Crawford, Jr.
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
230 Fourth Avenue, North
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $350,000.00

Affiant

Subscribed and sworn to before me, this 27th day of July, 1999.

Notary Public

My Commission Expires: 11/27/99

Address New Owner As Follows:
Donald L. Zachary and wife,
Suzanne D. Zachary
1197 Otter Creek Road
Nashville, TN 37220

Send Tax Bills To:
SunTrust Bank
P. O. Box 100100
Atlanta, GA 30348

Map-Parcel Number:

145-15-0 A 001.00CO
7D 41048

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MITCHELL A. TOOMEY AND WIFE, SARAH Y. TOOMEY**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **DONALD L. ZACHARY AND WIFE, SUZANNE D. ZACHARY**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 10A of Stratford Place Residential Condominiums, as described in the Plan of record in Book 6250, page 220 and in the Master deed establishing Stratford Place Residential Condominiums, a horizontal property regime, of record in Book 6472, page 47, Register's Office for Davidson County, Tennessee, together with all rights, interests and appurtenances thereto, including but not limited to the undivided interest in the common elements thereof, as set out in the aforesaid Master Deed of record in Book 6472, page 47, as amended, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mitchell A. Toomey and wife, Sarah Y. Toomey by deed from Ben J. Welch, Jr. and wife, Kathleen A. Welch, of record in Book 10893, page 58, Register" Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 1999 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Master Deed creating a Horizontal Property Regime of Stratford Place, of record in Book 6472, page 47, and the By-Laws appended thereto, as amended at Book 7140, page 592, and re-recorded at Book 7234, page 801 and amended further at Book 7353, page 472; Book 7426, page 234 and Book 7756, page 116, Register's Office for Davidson County, Tennessee.

3. Matters shown on the Plan of record in Book 6250, page 220, Register's Office for said County.

4. Rights of others in and to the common elements.

This is improved property known as 1197 Otter Creek Road, Nashville, TN 37220.

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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS my hand this 27th day of July, 1999.

Mitchell A. Toomey

Sarah Y. Toomey

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MITCHELL A. TOOMEY**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 27th day of July, 1999.

Notary Public

My Commission Expires: 11/27/99

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **SARAH Y. TOOMEY**, the within named bargainor, 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 27th day of July, 1999.

Notary Public

My Commission Expires: 11/27/99

06167115

IDENTIF. & REFERENCE

99 JUL 27 PM 3:37

BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

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

0616715

IDENTIF. ↑ REFERENCE

99 JUL 27 PM 3:37

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

BOOK 11590 PG. 977

CHMT
350000.00
CO.V TX 1275.00
FNFEE 1.00
MBEEL 12.00
CFEE 2.00
TOTAL 1310.00
CHECK 1310.00
15:41 0001 7330

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1496144