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06287743

BOOK 11635 PAGE 821

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WARRANTY DEED

This Indenture made this **25th** day of **August, 1999** between **Virginia M. Ventura, ,** GRANTOR, and **Anne C. Pirkle, Married ,** as GRANTEEs

W I T N E S S E T H, That said Grantor(s) for in and in consideration of the sum of TEN and 00/100's ($10.00) Dollars and other good and valuable considerations to said Grantor(s) in hand paid by said Grantee(s) , the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee(s) and Grantee(s)' heirs forever the following land located in the County of **Davidson,** State of **Tennessee,** to wit:

Land in Davidson County, Tennessee, being Unit No. 160 as shown on the Plat of Royal Oaks Apartments, a condominium, as of record in Book 5200, page 45, Register's Office for said County, together with an undivided 1.301% interest in common elements of 4505 Harding Road Homeowners' Association, as described in Book 5282, page 972, et seq., said Unit is also known as Apartment No. 160.

0842 08/26 0101 03CHECK 584.50

Being the same property conveyed Suzanne R. McGugin, unmarried by Warranty Deed from W. Edgar Welden, married of record in Book 9826, page 350, Register's Office for Davidson County, Tennessee. Said Suzanne Rye McGugin died and devised said property to her son and daughter Leonard F. McGugin, Jr. and Virginia McGugin Hatch as shown in Will Book 227, page 158, Probate Court Clerk's Office for Davidson County, Tennessee. The Estate of Suzanne Rye McGugin having since conveyed said property to Leonard F. McGugin, Jr. and Virginia McGugin Hatch by Quitclaim Deed found of record in Book 11493, page 443 and re-recorded in Book 11619, page 489, Register's Office for Davidson County, Tennessee. Said Leonard F. McGugin, Jr. having since conveyed his interest to Virginia McGugin Hatch by Quitclaim Deed of record in Book 11493, page 445, and re-recorded in Book 11619, page 492, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all terms, covenants, and restrictions set forth in Master Deed of record in Book 5282, page 972, Register's Office for Davidson County, Tennessee and its attendant By-Laws of record in Book 5282, page 45, said Register's Office.

Subject to all matters of record in Book 5200, page 45, Register's Office for Davidson County, Tennessee.

Subject to any and all easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee.

Virginia McGugin Hatch and Virginia M. Ventura being one and the same person.

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(s), their heirs and assigns, forever; and we do covenant with 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 and representative, to warrant and forever defend the title to the said land to Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 s hereunto set grantor's hand(s) and seal this **25th** day of **August, 1999.**

Virginia M. Ventura

Virginia M. Ventura

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

County of Davidson

State of Tennessee

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Virginia M. Ventura, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained. Witness my hand and official seal this 25th day of August, 1999.

NOTARY PUBLIC

JENNIFER R. PIERCE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

MY COMMISSION EXPIRES: My Commission Expires May 26 2002

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County of Davidson

State of Tennessee

The actual consideration or value, whichever is greater, for this transfer is $155000

Affiant

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

NOTARY PUBLIC

JENNIFER R. PIERCE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

MY COMMISSION EXPIRES: _____ My Commission Expires May 26 2002

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Prepared by:
Equity Search, Inc.
2323 21st Avenue S. #506
Nashville, TN 37212

Address of New Owner
Anne C. Pirkle
4505 Harding Road #160
Nashville, Tennessee 37205

Send Tax Bills to:
New Owner

Map & Parcel Number:

Map 116-3-O-B Parcel 160

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11635 PAGE 823

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

0628743

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REFERENCE

CAMT
155000.00
CON TX 573.50
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 584.50
CHECK 584.50

08/26/99 01 10:55 0001 0842

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1508927