BOX 44

**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 $235,000.00

**Affiant**

Subscribed and sworn to before me, this 1st day of November, 1999

Notary Public

My Commission Expires: 10/25/2003

99 NOV -3 AM 11:57

0653831

Address New Owner As Follows:
Michael Kruklinski and wife,
Christy L. Kruklinski
3818 West End Avenue, #301
Nashville, TN 37205

Send Tax Bills To:

SAME

Map-Parcel Number

104-09-0-K.301.00CO

## 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, **E. B. ROBINSON, JR., AND WIFE, JUDY T. ROBINSON**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **MICHAEL KRUKLINSKI AND WIFE, CHRISTY L. KRUKLINSKI**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 301 on the Plan of The Montclair of record in Book 6900, page 954, and as set forth in Master Deed and By-Laws of record in Book 7332, page 380, as amended in Book 7902, page 113, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to E. B. Robinson, Jr., and wife, Judy T. Robinson by deed from Diana Lynn Day, unmarried, of record in Book 10940, page 169, Register's 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.

20606 606

99 NOV -3 AM 11:57 0653831 $84.50

BOOK 11730 PAGE 20

This conveyance is made subject to:

1. Restrictive covenants contained in instrument of record in Book 6846, page 838, Register's Office for Davidson County, Tennessee.

2. Matters shown on the Plan of record in Book 6900, page 954, Register's Office for said County.

3. Reservation by grantor of an easement for ingress and egress contained in the warranty deed from Leah Fleisman Sonnenfield to Thomas E Ledford, Trustee, of record in Book 6846, page 833, Register's Office for Davidson County, Tennessee, as confirmed and corrected by Deed of Confirmation and Correction of record in Book 6881, page 926, and by Second Deed of Confirmation and Correction of record in Book 7902, page 109, Register's Office for Davidson County, Tennessee.

4. Subject to easement granted by Montclair Condominium Association, Inc., to Leah Fleisman Sonnenfield and BancBoston Mortgage Corporation of record in Book 7902, page 145, Register's Office for Davidson County, Tennessee.

5. Master Deed establishing a Horizontal Property Regime of record in Book 7332, page 380, as amended in Book 7902, page 113, Register's Office for Davidson County, Tennessee

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

This is improved property known as 3818 West End Avenue, #301, Nashville, TN 37205.

**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 12 day of October, 1999.

E. B. Robinson, Jr.

Judy T. Robinson

STATE OF MISSISSIPPI )
COUNTY OF Hinds )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **E. B. ROBINSON, JR.**, 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 12 day of October, 1999.

Notary Public

My Commission Expires: MISSISSIPPI STATEWIDE NOTARY PUBLIC
MY COMMISSION EXPIRES JAN. 11, 2003
BONDED THRU STEGALL NOTARY SERVICE

20606 606

STATE OF MISSISSIPPI )
COUNTY OF Hinds )

BOOK 11730 PAGE 21

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JUDY T. ROBINSON**, 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 12 day of October, 1999

Charlotte C. Armstrong
Notary Public

My Commission Expires: MISSISSIPPI STATEWIDE NOTARY PUBLIC
MY COMMISSION EXPIRES JAN. 11, 2003
BONDED THRU STEGALL NOTARY SERVICE

20606 606

# OFFICIAL RECEIPT

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

**RECEIVED OF** _____

**FOR** _____

BOOK 11730 PAGE 22

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

0653831

REFERENCE

99 NOV -3 AM 11:57

REGISTER
DAVIDSON CO. TN.

| | |
|---|---|
| CAMT | 235000.00 |
| CON TX | 869.50 |
| PRFEE | 1.00 |
| WDEED | 12.00 |
| CFEE | 2.00 |
| TOTAL | 884.50 |
| CHECK | 884.50 |

11/03/99 01 11:58 0001 7508

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

**No.** 1535248