PREPARED BY (AND RETURN TO):

**WILKINS & IVEY**
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@home.com

W & I Ref: (st) Title No: 41350
Dav. Co. File: Box 8

Instr:200001070002561 Page: 1 OF 2
REC'D FOR REC 01/07/2000 2:18:00PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $573.50

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| Dr. Jerry E. Cohron<br>Mary D. Cohron<br>1328 Edgewood Ave.<br>Bowling Green, KY 42103 | SAME |

**TAX MAP-PARCEL NUMBERS: 104-8-F-5**

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$ 155,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jerry S. Holland and spouse, Sonia M. Holland,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Dr. Jerry E. Cohron and spouse, Mary D. Cohron, as joint tenants with right of survivorship,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:
**To Wit:**

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 1931, also designated on the plan of Old Town Condominiums, as set out in Exhibit "C" to the Master Deed and By-Laws, of record in Book 6625, page 891 (952) and re-recorded in Book 6639, Page 116 and Book 6928, page 451 as Unit 5, Register's Office for said County, to which Exhibit "C" reference is hereby made for a complete description thereof.

BEING the same property conveyed to Jerry S. Holland and wife, Sonia M. Holland, by deed from Rip Roar Nashville, LLC of record in Book 11463, page 677, Register's Office for Davidson County, Tennessee.

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

This conveyance is subject to: Taxes for 2000, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 332, page 145, 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 6625, page 891, Book 6639, page 116, Book 6690, page 840, Book 6991, page 1, Book 6625, page 928 and Book 6639, page 153, as amended in Book 8098, page 576 and Book 10737, page 558, 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.

**This is improved property, known as:** 1931 Capers Avenue, Nashville, TN 37212

**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, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this 6th day of January, 2000.

Jerry S. Holland
**Jerry S. Holland**

Sonia M. Holland
**Sonia M. Holland**

**State of Tennessee**
**County of Davidson**

On this 6th day of January, 2000, before me the undersigned authority, personally appeared **Jerry S. Holland** and **Sonia M. Holland**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

Notary Public

**State of Tennessee**
**County of Davidson**

My Commission Expires 7/26/2000

**A F F I D A V I T**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 155,000.00

Affiant

Sworn and subscribed before me on the 6th day of January, 2000.

Notary Public

My Commission Expires: _____