Instr:200003070023195 Page: 1 OF 3
REC'D FOR REC 03/07/2000 12:03:26PM
RECORD FEE: $14.00
M. TAX: $0.00 T. TAX: $0.00

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

BOOK 11353 PG. 591

WARRANTY DEED

RBS as 1999

THIS INDENTURE is made and entered into this **18th** day of **February, ~~1998~~** between ROBERT L. SYLAR and EVELYN C. SYLAR, HUSBAND AND WIFE, GRANTORs, and PAUL C. LITTON and VIRGIE LITTON and THOMAS J. LITTON and DEBORAH L. STINSON, GRANTEEs.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, ROBERT L. SYLAR and EVELYN C. SYLAR, HUSBAND AND WIFE, hereinafter referred to as GRANTORs, do hereby bargain, sell, transfer and convey unto PAUL C. LITTON and VIRGIE LITTON, HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, AN UNDIVIDED 1/2 INTEREST and THOMAS J. LITTON, A MARRIED MAN, and DEBORAH L. STINSON, A MARRIED WOMAN, EACH AN UNDIVIDED 1/4 INTEREST, ALL AS TENANTS IN COMMON, hereinafter referred to as GRANTEEs, their successors, heirs and assigns, certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTORs in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 1301 NEELYS BEND ROAD, UNIT B-15, MADISON, TN 37115.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEEs, their successors, heirs and assigns forever. The GRANTORs covenant and agree with the said GRANTEEs that GRANTORs are lawfully seized and possessed of the said real estate and that GRANTORs have a good and lawful right to sell the same. The GRANTORs further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

GRANTORs further covenant and bind themselves, their successors, heirs and assigns, to warrant and forever defend the title to said GRANTEEs, their successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hands and seals of GRANTORs on the day and year first above written.

BY: Robert L. Sylar
ROBERT L. SYLAR Signature of Seller

Evelyn C. Sylar
EVELYN C. SYLAR

0552626

IDENTIFICATION REFERENCE

99 FEB 24 PM 1:13
REGISTER
DAVIDSON COUNTY, TN.

This deed is being re-recorded to emend the year-date.

99-6207

BOOK 11353 PG. 592

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, ROBERT L. SYLAR and EVELYN C. SYLAR, HUSBAND AND WIFE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **18th** day of February, ~~1988.~~ 1999 dca RLS ECS

Notary Public

My Commission Expires: 5/28/2000

Name and Address of Property Owner:

PAUL C. LITTON and VIRGIE LITTON, HUSBAND AND WIFE
THOMAS J. LITTON, A MARRIED MAN, and DEBORAH L. STINSON, A MARRIED WOMAN
1301 NEELYS BEND ROAD, UNIT B-15
MADISON, TN 37115

Property Address:

1301 NEELYS BEND ROAD, UNIT B-15
MADISON, TN 37115

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 052-16-0-A, PARCEL 015.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$28,900.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **18th** day of **February,** ~~1988.~~ 1999 dca RLS ECS

Notary Public

My Commission Expires: 5/28/2000

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

Apartment Unit No. B-15, of Neely's Bend Condominium created under Title 64, Sections 2701 et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 5483, page 86, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of Neely's Bend Condominium of record in Book 5200, page 200, said Register's Office, for a more complete identification and description of such Unit.

BEING the same property conveyed to ROBERT L. SYLAR and EVELYN C. SYLAR, HUSBAND AND WIFE, by Warranty Deed from CENTRAL TENNESSEE INV. CO., INC., of record in Deed Book 5485, page 693, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 1999 and subsequent years, A LIEN, not yet due and payable (MAP 052-16-0-A, PARCEL 015.00, 1998 REAL PROPERTY TAXES ARE PAID IN THE AMOUNT OF 269.51).

2. All matters as set forth on the Plan of record in Plat Book 421, page 141, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

3. All of the terms, conditions and provisions of the Tennessee Horizontal Property Act, as set forth in T.C.A. 66-27-101, et seq.

4. Covenants, restrictions, easements, reservations and interest in favor of other unit owners and all sewer, water, electric, telephone and other utility easements now or hereafter established and all other terms and conditions as may be set forth in the Master Deed and the By-Laws of Neely's Bend Condominium appended thereto, of record in Book 5483, page 86, Register's Office for DAVIDSON County, Tennessee.

5. Charter of Neely's Bend Condominium Association, Inc., of record in Book 5476, page 765, said Register's Office.

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