Realty 421

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Instr:200005080045894 Page: 1 OF 2
REC'D FOR REC 05/08/2000 8:50:26AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $284.90

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $77,000.00.

x Joe Breece
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 5th day of May, 2000.

Notary Public

ELIZABETH J. SMITH
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires:_____

My Commission Expires
November 29, 2003

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Joe H. Breece and Marjorie B. Breece
3831 West End Avenue #29
Nashville, TN 37205

SEND TAX BILLS TO:
1st Trust Bank for Savings
PO Box 17257
Memphis, TN 38187

MAP-PARCEL NUMBERS:
103-12-0-C-029.00 CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **William Bruce Jones, Jr., married**, hereinafter referred to as Grantors, hereby transfers and conveys to **Joe . Breece and wife, Marjorie Breece**, hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

LAND in Davidson County, Tennessee, bieng Unit No. 29 on the plan of 3831 Condominium, of record in Plan Book 5200, page 302, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to William Bruce Jones, Jr., married, by deed from James W. Garman and Alpha Garman, as of record in Book 11380, page 173, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Restrictive covenants contained in an instrument of record in Book 5699, Page 857, Register's Office for Davidson County, Tennessee.

The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to administration thereof; also subject to easements, rights and interests in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments and other undertaking contained in the Master Deed of record in Book 5699, page 857, Register's Office for Davidson County, Tennessee.

The Plan of record in Plat Book 5200, Page 302, Register's Office for Davidson County, Tennessee.

County taxes for the year 2000 are a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 3831 West End Avenue #29, 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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my heirs and representatives, 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 persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 5th day of May, 2000.

Milisa I. Jones

William Bruce Jones, Jr.

Milisa I. Jones joins in this conveyance to transfer any spousal rights she may posses.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, *** William Bruce Jones, Jr., with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, executed the forgoing instrument for the purposes therein contained.

*** Milisa I. Jones

Witness my hand and official seal this 5th day of May, 2000.

Notary Public

My Commission Expires

ELIZABETH J. SMITH ★ NOTARY PUBLIC AT LARGE ★ DAVIDSON COUNTY, TENN.

My Commission Expires
November 29, 2003

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