Instr:200007070067765 Page: 1 OF 2
REC'D FOR REC 07/07/2000 3:36:25PM
RECORD FEE: $11.00
ST. TAX: $0.00 T. TAX: $592.00

BOX 44 538

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 $160,000.00. Affiant Subscribed and sworn to before me, this 5th day of July, 2000. Notary Public My Commission Expires: Nov. 25, 2000

Address New Owner As Follows:
Oscar Tivis Nelson, Jr
4028 C. Woodmont Blvd.
Nashville, TN 37205

Send Tax Bills To:
SAME

Map-Parcel Number:
116-08-0-I-4.00CO
07DA 10293

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 Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **VIRGINIA WHITE CRENSHAW TANNER EXECUTRIX OF THE ESTATE OF ELEANOR DYER CRENSHAW**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **OSCAR TIVIS NELSON, JR., MARRIED**, hereinafter called the Grantee, his 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. 4 on the Gania Clayton Condominiums created under Title 66, Chapter 27, Sections 101, et. seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of Record in Book 5419, Page 648, as amended in Book 7304, Page 882, 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 said Master Deed. Reference is hereby made to the Plat of the Gania Clayton Condominiums shown as Exhibit A to the Master Deed of record in Book 5419, Page 648, as amended in Book 7304, Page 882, said Register's Office, for a more complete identification and description of said Unit. Said Unit is located on a portion of Lot Nos. 1 and 2 on the Plan of the Resubdivision of Lot No. 115 of Kenner Manor of record in Book 4955, Page 1, said Register's Office, to which plan reference is also hereby made.

Being the same property conveyed to Eleanor D. Crenshaw, by deed from The Parthenon Group, a Tennessee general partnership, of record in Book 7341, Page 132, Register's Office for Davidson County, Tennessee. The said Eleanor D. Crenshaw have since died testate, Last Will

and Testament of record in Will Book 234, Page 434, Register' Office for Davidson County, Tennessee. It is hereby agreed and understood that Eleanor D. Crenshaw is one and the same person as Eleanor Dyer Crenshaw.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2000 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. All matters as shown on the Plat of Gania Clayton Condominiums shown as Exhibit A to the Master Deed of record in Book 5419, Page 848, as amended by First Amendment, of record in Book 7304, Page 882, Register's Office for Davidson County, Tennessee.

3. Master Deed establishing a Horizontal Property Regime of record in Book 5419, Page 648 and the By-Laws appended thereto of record in Book 5419, Page 655, as amended by First Amendment, of record in Book 7304, Page 882, Register's Office for Davidson County, Tennessee.

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

This is improved property known as 4028 C. Woodmont Blvd., Nashville, Tennessee 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 Grantee, his heirs and assigns, forever; and we covenant with the said Grantee 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 further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 5th day of July, 2000.

Virginia White Crenshaw Tanner, Executrix

Virginia White Crenshaw Tanner, Executrix of the
Estate of Eleanor Dyer Crenshaw

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Virginia White Crenshaw Tanner, 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 5th day of July, 2000.

Notary Public

My Commission Expires: 10/25/2003

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