Davidson County DEEDWARR
Recvd: 11/08/00 11:47 2pgs
Fees:11.00 Taxes:591.63

20001108-0111044

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th Day of October, 2000.

Notary Public

MY COMMISSION EXPIRES 12/28/03

(AFFIX SEAL)

J. TRENT LEHMAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney at Law, Three Nashville Landing, Suite 150 Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Clara C. Mojica-Diaz	GMAC Mortgage Corporation	Map 117-07-J
(NAME) 2061 Lombardy	P.O. Box 780 (NAME)	
(ADDRESS) Nashville, TN 37215	(ADDRESS) Waterloo, IA 50704-0780	Parcel 024.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **J. Frank Crowell III**, married, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Clara C. Mojica-Diaz** herereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in County, State of Tennessee, described as follows, to-wit:

Land in Davidson county, Tennessee, being Unit No. 2061 on the Kingsbridge Condominiums, a horizontal property regime established pursuant to the provisions of the Tennessee Horizontal Property Regime Act (Tennessee Code Annotated Sections 66-27-101 through 66-27-123, herein referred to as the "Act") and the provisions of the Master Deed for the Kinsgbridge Condominiums of Record in Book 7105, page 777, as amended in Book 7457, page 15, Register's Office for Davidson County, Tennessee, including without limitation, the by-laws appended thereto, of Record in Book 7105, page 804, said Register's Office (collectively called the "Master Deed"). To which Master Deed reference is made for a more complete and accurate description of said unit.

Together with the undivided percentage interests in the Common Elements (as defined in the Master Deed) appertaining to said unit and all other rights, powers, privileges and interests appertaining to said unit pursuant to the Master Deed.

Together with Allocated Parking Space No. P-12, which is allocated to the aforesaid unit as an inseparable appurtenance thereto as provided by the Master Deed.

Being the same property conveyed to J. Frank Crowell, III by Warranty Deed of record in Book 8968, page 425, Register's Office of Davidson County, Tennessee.

Subject to Storm Water Detention Agreement being of Record in book 6763, page 357, Register's Office for Davidson County, Tennessee; Restrictive Covenants contained in an instrument of Record in Book 1109, page 353, amended in book 1133, page 85, RODC; Perpetual easement for utility installation and maintenance reserved in instrument dated April 5, 1939, of Record in Book 1108, page 76, and in Book 1109, page 353, RODC; Subject to all matters as shown on the plan of Record in Book 974, page 92 and in Book 7105, page 849 (being part of Book 7105, page 777), RODC; Provisions and requirements of the Act and all convenience, conditions, restrictions, easements, options, burdens, liens, assessments, requirements and other provisions of the Master

Deed in Book 7105, page 777, Book 7457, page 15, and in Book 7105, page 804, Register's Office for Davidson County, Tennessee.

This is unimproved ( )
improved(X) property, known as 2061 Lombardy Nashville TN 37215
(House Number) (Street) (P.O. Address) (City or Town) Postal Zip)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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/our hand(s) this 27th Day of October, 2000.

J. Frank Crowell III

Yvonne M. Crowell joins in said Warranty Deed as spouse of J. Frank Crowell, III, but makes no Warranties.

Yvonne M. Crowell

State of Georgia **County of** Fayette

Before me, the undersigned notary, personally appeared J. Frank Crowell and wife, Yvonne M. Crowell, who are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this the 26th **day of October, 2000.**

Notary Public

My Commission Expires: Notary Public, Fayette County, Georgia
My Commission Expires December 08, 2003