PICK-UP

COTTAGE PLACE
UNIT WARRANTY DEED

FROM: Allied Partners, a Tennessee General Partnership

TO: Jean Lackey

THIS INSTRUMENT PREPARED BY: Steve Horrell
3030 Sidco Dr.
Nashville,TN 37204

Davidson County DEEDWARR
Recvd: 11/13/00 15:30 2pgs
Fees:11.00 Taxes:259.00
20001113-0112548

095-02-0-A 131.00CO

ADDRESS NEW OWNER(S) AS FOLLOWS: SEND TAX BILLS TO: MAP-PARCEL NUMBERS

Jean Lackey (NAME) Jean Lackey (NAME)

131 Cottage Place (STREET ADDRESS OR ROUTE NUMBER) 131 Cottage Place (STREET ADDRESS)

Nashville, Tennessee 37214 (CITY) (STATE) (P.O. ZIP) Nashville, Tn. 37214 (CITY) (STATE) (ZIP)

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 70,000.00

Subscribed and sworn to before me, this the 21st day of April 1988

Affiant (Jean Lackey)

My commission expires: 3-11-90 (Affix seal) Notary Public (Patsy A Mathis)

(FOR REGISTER'S USE)

FOR AND IN CONSIDERATION of the sum of TEN AND 00/100 ($10.00) DOLLARS and other good and valuable considerations, cash in hand paid by Jean Lackey, ["Grantee(s)" herein], the receipt whereof is hereby acknowledged, the undersigned Grantor, Allied Partners, [the "Grantor" herein], has bargained and sold, and by these presents does transfer and convey unto the said Grantee(s), Jean Lackey [his, her, their] heirs and assigns, a certain interest in land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 63 on the Plan of Cottage Place Condominiums, of record in Book 6520, pages 816-823, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements, all as described in the Master Deed, Declaration of Covenants, Conditions and Restrictions, of record in Book 6520, page 745, said Register's Office, as amended by Amendment to Master Deed, Declaration of Covenants, Conditions and Restrictions of record in Book 6569, Page 212, said Register's Office, and by Second Amendment to Master Deed, Declaration of Covenants, Conditions and Restrictions of record in Book 6636, Page 722, said Register's Office.

Being the same property conveyed to Grantor by Deed of record in Book 6751, Page 580, Register's Office for Davidson County, Tennessee.

As part of the consideration for this transfer, Grantee(s) agree(s) to be bound by the terms, covenants, and restrictions set forth in the Master Deed for Cottage Place Homeowners' Association, of record in Book 6520, Page 745, as amended in Book 6569, Page 212, and in Book 6636, Page 722, said Register's Office.

Further, this conveyance is given subject to:

1. 1988 taxes, which have been prorated and adjusted as of the date hereof.

2. The terms and conditions of the Horizontal Property Act of Tennessee, the above Master Deed and By-Laws, the above Condominium Plat, and any amendments thereto.

3. Easement for water main running along the Lebanon Pike granted Bransford Realty Company of record in Book 722, Page 268, and Book 722, Page 324, said Register's Office.

4. Easement contained in Deed of record in Book 5256, Page 398, said Register's Office.

5. A 10 foot private sanitary sewer line easement running across a portion of the southwest corner of said property.

6. Terms and provisions of the By-Laws of Cottage Place Homeowners' Association, of record in Book 6520, page 793, Register's Office for Davidson County, Tennessee.

7. Matters shown on plan of record in Book 6520, Pages 816-818, Register's Office for Davidson County, Tennessee.

This is improved property, known as 131 Cottage Place, Nashville, Tennessee.

TO HAVE AND TO HOLD the said Unit and undivided interest with the appurtenances, estate, title and interest thereto belonging to the said Jean Lackey, [his, her, their] heirs and assigns, forever.

And Grantor does covenant with the said Grantee(s) that it is lawfully seized and possessed of said Unit and undivided interest in fee simple; has a good right to convey it, and the same is unencumbered, except as herein set forth.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said Unit and undivided interest to the said Grantee(s), [his, her, their] heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS the Grantor's signature this 21st day of April, 1988.

By: _____
Steve Horrell, Partner for Allied Partners

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Stephen Howell, _____ of Allied Partners, (the "maker"), with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Partner of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and seal, at office in Nashville, Tennessee, this 21st day of April, ~~1988.~~ 1989.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: 3-11-90.

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE