THIS INSTRUMENT PREPARED BY/
PLEASE RETURN TO:
American Escrow Company
105 Hazel Path Mansion P. O. Box 1733
Hendersonville, TN 37077

Davidson County DEEDWARR
Recvd: 01/10/01 09:13 2pgs
Fees:11.00 Taxes:92.50

20010110-0003078

# WARRANTY DEED

| Address of New Owner(s) as Follows: | Mortgagee: Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| Joy Lamberson McNaughten<br>1994 Gallatin Road S-308<br>Madison, TN 37115 | New Owner | 11D 65144<br>43-13A-45 |

**FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,**

**Mildred C. Gammill, unmarried**

**HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO**
**Joy Lamberson McNaughten and husband, Hugh A. McNaughten**

**HEREINAFTER CALLED THE 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, being Unit No. 4-5 in Robin Hood Condominium, as shown on the Plat of Robin Hood Condominium Apartments of record in Book 5200, Page 124, Register's Office for Davidson County, Tennessee, to which rerference is hereby made for a more complete description of said unit, together with the undivided interest in the common elements of Robin Hood Condominium appurtenant to said Unit as defined in the Master deed for Robin Hood Condominiums, of record in Book 5388, Page 524, said Register's Office.**

**This conveyance is subject to all the provisions of the Tennessee Horizontal Property Act as the same is set out in the Tennessee Code Annotated, and is subject to the provisions and requirements, easements, rights and interest in favor of other unit owners and all sewer, water, utility and telephone 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 and other undertakings contained in the Master Deed establishing the Horizontal Property Regime for Robin Hood Condominium Apartments, of record in Book 5388, Page 524 Register's Office for Davidson, Tennessee.**

**Being the same property conveyed to Mildred C. Gammill, unmarried by Deed of record in Book 5389, Page 414, Register's Office for Davidson, County, Tennessee.**

**This conveyance is subject to all restrictions and easements of record.**

**This is improved property known as: 323 Forrest Park Road - 4-5 Madison, TN 37115**

**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 we do covenant with the said GRANTEES 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 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 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 OUR HANDS THIS 8th day of January, 2001**

**Mildred C. Gammill**

Mildred C. Gammill

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, Mildred C. Gammill, unmarried

with whom I am personally acquainted, and who acknowledged that he/he/they executed the within instrument for the purposes therein contained.

Witness my hand, at office the 8th day of January, 2001

My Commission expires August 24, 2003

K. J. Shelton
Notary Public

K. J. SHELTON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transaction is $ 25,000.00

Affiant

Subscribed and sworn to before me this 8th day of January, 2001

K. J. Shelton
Notary Public

My Commission Expires: August 24, 2003

K. J. SHELTON NOTARY PUBLIC AT LARGE