RECORD & RETURN TO:
FILE BOX 36

THIS INSTRUMENT PREPARED BY:
AMY ADAMS
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
File # 17164SP

Davidson County DEEDWARR
Recvd: 05/31/01 08:17 3pgs
Fees:15.00 Taxes:865.80

20010531-0056124

# WARRANTY DEED

**Name and Address of New Owner:**
**Philip S. Condron**
**1001 Gilmore Avenue**
**Nashville, Tennessee 37204**

**Send Tax Bills To:**
**Union Planters Bank N.A.**
**P. O. Box 2282**
**Memphis, TN 38101-2282**

**Street Address of Subject Property:**
**1001 Gilmore Avenue**
**Nashville, Tennessee 37204**

**Map-Parcel No:**
**Map 118-01-**
**Parcel 198**

**FOR AND IN CONSIDERATION** of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Nancy Dianne Naff, unmarried** hereinafter called **"GRANTOR,"** have bargained and sold, and by these presents do transfer and convey unto **Philip S. Condron and wife, Martina M. Condron,** hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 76 on the Plan of Montrose Place, of record in Book 57, page 93, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Nancy Dianne Naff, unmarried by Warranty Deed from Kevin Walker, a/k/a Kevin W. Walker and wife, Gail Walker of record in Book 9611, page 519, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following:

1. 2001 Davidson County taxes which have been prorated by the parties and assumed by the Granteess; and

2. All matters shown on the Plan of record in Plat Book 57, page 93, Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 1001 Gilmore Avenue, Nashville, TN 37204

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEESS, their heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR do further covenant and bind themselves, their heirs and assigns, 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 25th day of May, 2001.

Nancy Dianne Naff

**Nancy Dianne Naff**

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nancy Dianne Naff, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 25th day of May, 2001.

Amy E. Adams

NOTARY PUBLIC

My Commission Expires: My Commission Expires JAN. 25, 2003

AMY E. ADAMS NOTARY PUBLIC AT LARGE DAVIDSON CO.

**STATE OF TENNESSEE ]**
**COUNTY OF DAVIDSON ]**

The actual consideration or value whichever is greater, for this transfer is $234,000.00.

Affiant

Subscribed and sworn to before me, this the 25th day of May, 2001.

NOTARY PUBLIC

My commission expires: 11-