PREPARED BY (AND RETURN TO):

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Davidson County DEEDWARR
Recvd: 06/01/01 16:57 2pgs
Fees:11.00 Taxes:525.40
20010601-0057339

W & I Ref: () Title No: 42452
Dav. Co. File: Box 8

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| Amelia Hancock Minor<br>705 Mt. Carmel Place<br>Nashville, TN 37205 | SAME |

**TAX MAP-PARCEL NUMBERS: 129-11-A-705**

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$142,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Ellen B. Hultgren, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Amelia Hancock Minor,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson county, Tennessee, created upon a lease hold Estate and being Unit No. 705 of the Cloister at St. Henry Pages IC, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "B" to the Master Deed of record in Book 6675, Page 173 Register's Office for said County, to which source reference is hereby made for a more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Frank E. A. Hultgren and wife, Ellen B. Hultgren by deed from Joseph A. McGrorty and wife, Eleanor C. McGrorty of record in Book 7626, Page 572 Register's Office for Davidson County, Tennessee. The said Frank E.A. Hultgren has since died.

Grantee understands that Grantor is not conveying the real estate in fee simple and this conveyance is both a sublease by Grantor to Grantee of the above described condominium apartment for the full term of Grantors Ground Lease and any extension thereof, and conveyance by Grantor of all right, title and interest of the Grantor in the described condominium apartment. By acceptance of this conveyance, Grantee agrees to assume jointly with the Cloister Owner's Association all obligations of the Grantor under Grantors Ground Lease including payment of all real estate taxes assessed against both land and buildings. The attached copy of a resolution of the Board of Directors of St. Henry Property Development, Inc., is incorporated herein as Exhibit "A" to this instrument.

**Description Reference:** Described from information contained in recorded condominium documents.

The above described conveyance is subject to; Taxes for the year 2001 and subsequent years; Provisions of the Master Deed and By-Laws of record in Book 6675, Page 173, Page 6675, Page 226, Book 7590, Page 273, said Register's Office; Exhibit "B" to the Master Deed of record in Book 6675, Page 173, Register's Office, shows an owner's certificate, minimum setback lines and easements to which plan reference is hereby made for a more complete description; The terms and conditions of a Ground Lease of record in Book 6596, Page 608, said Register's Office; A Storm Water Detention Agreement of record in Book 6824, Page 870, said Register's Office.

**This is improved property, known as:** 705 Mt. Carmel Place, Nashville, TN 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, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised and possessed of a leasehold interest and, has a good right to convey said interest, and the same is unencumbered, unless otherwise herein set out.

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this 25th day of May, 2001.

× Ellen B. Hultgren
**Ellen B. Hultgren**

**State of Tennessee**
**County of Davidson**

On this 25th day of May, 2001, before me the undersigned authority, personally appeared **Ellen B. Hultgren**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____ Notary Public

KEVIN D. MONTGOMERY NOTARY Exp 10/25/2003 PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

**State of Tennessee**
**County of Davidson**

**AFFIDAVIT**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 142,000.00

Affiant

Sworn and subscribed before me on the 25th day of May, 2001.

My Commission Expires: _____ Notary Public

SALLY C. TAYLOR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 31, 2004