Davidson County DEEDWARR
Recvd: 06/26/01 13:37 3pgs
Fees:15.00 Taxes:262.70

20010626-0067563

Box 44

THIS INSTRUMENT PREPARED BY:
George C. Crawford, Jr.
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
230 Fourth Avenue, North
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $71,000.00.

Emily S. Kuhn
Affiant

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

Notary Public

My Commission Expires: 4/20/03

Address New Owner As Follows:
Emily S. Kuhn
210 Old Hickory Blvd., #64
Nashville, TN 37221

Send Tax Bills To:
Bank of America
2059 Northlake Parkway
Tucker, GA 30084

Map-Parcel Number:
142-04-0a 064.00CO
9D 3666

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CARLTON F. CONNER, UNMARRIED**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **EMILY S. KUHN**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 64 on the Plan of Belle Forest Condominium Apartments, as of record in Book 5200, page 167, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Carlton F. Conner by deed from Annette Wells McGhee, unmarried, of record in Book 10825, page 553, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2001 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Master Deed establishing a Horizontal Property Regime of record in Book 5438, page 699, said Register's Office, and the By-Laws appended thereto at Book 5438, page 742, as amended at Book 6082, page 866, Register's Office for Davidson County, Tennessee.

3. Matters shown on the Plan of record in Book 5200, page 167, Register's Office for said County.

4. Charter of Belle Forest Homeowner's Association of record in Book 5460, page 987, Register's Office for Davidson County, Tennessee.

5. Easement Agreement between Belle Forest and American Building Company, of record in Book 5074, page 945, Register's Office for Davidson County, Tennessee.

6. Easements for all purposes related to the construction, operation, maintenance, repair, replacement and inspection of transmission pipelines and appurtenants thereto, conveyed to Harpeth Valley Utilities District of Davidson and Williamson County, Tennessee, by Deed and Agreed Order of Possession, of record as Instrument No. 20000915-0091869, Register's Office for Davidson County, Tennessee.

7. Permanent easement for construction and maintenance of a drainage facility conveyed to State of Tennssee of record in Book 7957, page 145, Register's Office for Davidson County, Tennessee.

8. Rights of others in and to the common elements.

This is improved property known as 210 Old Hickory Blvd., #64, Nashville, TN 37221.

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, her heirs and assigns, forever; and I covenant with the said Grantee that I am 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 further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 25th day of June, 2001.

Carlton F. Conner

Carlton F. Conner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CARLTON F. CONNER, UNMARRIED**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 25th day of June, 2001.

Notary Public

My Commission Expires: 10/25/2003