This Instrument Prepared By:
Gerald G. Patterson, Esq.
P.O. Box 40347
Nashville, TN 37204

Davidson County DEEDWARR
Recvd: 11/27/01 13:12 3pgs
Fees:18.00 Taxes:199.80
20011127-0129177

Address New Owner:
Neil Farrar
3415 West End Avenue #1106
Nashville, TN 37203

Send Tax Bills To:
New Owner

Map: 104-06-0A
Parcel: 123.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, JANICE R. FARRAR (the "Grantor"), has this day bargained and sold, and does hereby transfer and convey to NEIL FARRAR (the "Grantee"), his successors and assigns, the following described land in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit No. 1106 on the Plan of Continental Condominiums of record in Plat Book 5200, page 399, as amended in Book 6135, page 788, and Book 6435, page 549, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Janice R. Farrar by deed from James Alvin Crossman and wife, Mary B. Crossman, of record in Book ~~4~~ ____, page _____, Register's Office for Davidson County, Tennessee.
~~4~~ 20011127-0129177
This conveyance is made subject to taxes for the year 1998, which are a lien but not yet due and payable, to a permanent overhang easement for the construction and maintenance of an electrical power transmission line, said right conveyed in Book 4825, page 592, said Register's Office, to all easements and setback lines as shown on the Plat of record in Book 5200, page 399, as amended in Book 6135, page 788, said Register's Office, and all provisions of the Tennessee "Horizontal Property Act" as same is set out in Sec. 66-27-101 et seq. and is subject to the By-Laws for the adminstration thereof; also subject to easements and to utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and including all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime of Continental Condominiums of record in Book 5862, page 589, Register's Office for Davidson County, Tennessee, and By-Laws of record in Book 5862, page 626, said Register's Office.

This is improved property known as 3415 West End Avenue #1106, Nashville, Tennessee, 37203.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said Grantee and his successors and assigns forever.

AND Grantor covenants that she is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as herein set out. Grantor further covenants and binds itself, its heirs, successors and assigns, to warrant and forever defend the title to said real estate to said Grantee, his heirs, successors, and assigns against the lawful claims of all persons.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 11th day of June, 1998.

Janice R. Farrar
JANICE R. FARRAR

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Before me, the undersigned Notary Public in and for said County and State, personally appeared Janice R. Farrar, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 11th day of June, 1998.

Linda J. Mansfield
Notary Public

My Commission Expires: 12-16-2000



STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

The actual consideration or value, whichever is greater, for this transfer is $54,000.00.

Affiant

Subscribed and sworn to before me this 27 day of November, ~~1998~~. 2001.

Notary Public

My Commission Expires: 2/24/04