Box44
Title

Davidson County DEEDWARR
Recvd: 10/01/02 16:12 3pgs
Fees:18.00 Taxes:314.50
20021001-0119352

| | |
|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**George V. Crawford, Jr.**<br>**GULLETT, SANFORD, ROBINSON & MARTIN, PLLC**<br>230 Fourth Avenue, North<br>P. O. Box 198888<br>Nashville, Tennessee 37219-8888<br>(615) 244-4994 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is $85,000.00.<br><br>Freda R. Stephenson<br>**Affiant**<br><br>Subscribed and sworn to before me, this 30th day of September, 2002.<br><br>Notary Public<br><br>My Commission Expires: 10/21/03 |

Address New Owner As Follows:
Freda R. Stephenson
105 Leake Avenue #33
Nashville, TN 37205

Send Tax Bills To:
Same

Map-Parcel Number:
116-13-0-C-033.00

**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, **OPIE C. HANDLY, UNMARRIED, BY AND THROUGH HER ATTORNEY-IN-FACT, SUSAN HANDLY HAMMER**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **FREDA R. STEPHENSON,** unmarried, 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, described as follows, to-wit:

Apartment No. 33 in Belle Meade Tower, a horizontal property regime, as shown on the plat of Belle Meade Tower, of record in Book 4175, page 159, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description. Parking Space No. 47 in the garage attached to the building of Belle Meade Tower is a limited common element for the exclusive use of the co-owner of said apartment.

Being the same property conveyed to Opie C. Handly, unmarried, by deed from Anne H. Webber and husband, Frederick R. Webber, of record in Book 9610, page 702, 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. 2002 Metro 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. Matters shown on the Plan of record as Instrument No. 20001020-0104050, Register's Office for Davidson County, Tennessee.

3. The premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Sections 66-27-101 et seq. of the Tennessee Code Annotated, as amended, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed and ByLaws establishing a Horizontal Property Regime of Belle Meade Tower Condominiums, of record in Book 4469, page 530 and further amended by instrument of record in Book 4494, page 489, and Book 4631, page, page 407, and Book 4631, page 410 and Book 4851, page 950, and Book 5046, page 828, Register's Office for Davidson County, Tennessee, to which reference is here made, and further amended as Instrument No. 200006140059221 and at Instrument No. 200006140059221, Register's Office for Davidson County, Tennessee.

4. Easement granted H.B. Alexander and wife, to American Telephone & Telegraph Company for telephone line and for trimming trees, of record in Book 1207, page 547, Register's Office for Davidson County, Tennessee.

5. A building clearance easement of two feet in width was granted A.J. Reich and wife, their heirs and assigns, by instrument of record in Book 3183, page 201, Register's Office for Davidson County, Tennessee.

6. Easement for sanitary sewer and storm drainage improvements were granted Metropolitan Government of Nashville and Davidson County, Tennessee, by instrument of record in Book 3839, page 983, Register's Office for Davidson County, Tennessee.

7. Permanent and temporary easements for the construction of bridge and channel changes were granted Metropolitan Government of Nashville and Davidson County, Tennessee, as more particularly set forth in an instrument of record in Book 4355, page 696, Register's Office for Davidson County, Tennessee.

8. Right-of-way & Easement granted to Bell South Telecommunications, of record in Book 9351, page 933, Register's Office for Davidson County, Tennessee.

This is improved property known as 105 Leake Avenue, #33, 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, 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 30th day of September, 2002.

Opie C. Handly
**OPIE C. HANDLY**

By: Susan Handly Hammer
Susan Handly Hammer, Attorney-in-Fact

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **SUSAN HANDLY HAMMER,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact, of the maker or a constituent of the maker and is authorized by the maker or by her constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

**WITNESS** my hand, at office, this 30th day of September, 2002.

Notary Public

My Commission Expires: 10/25/07