Davidson County DEEDWARR
Recvd: 11/30/05 11:00 3 pgs
Fees:18.00 Taxes:216.45
20051130-0143897

| [ADDRESS NEW OWNER:] | [SEND TAX BILLS TO:] | [MAP-PARCEL NO.] |
|---|---|---|
| Shirley Ahlquist | New Owner | Map 102-7-A |
| 6680 Charlotte Pike,Unit H-5 | | Parcel 101.00 |
| Nashville, TN 37209 | | 26b 12440 |

This instrument prepared by : Robert J. Notestine III, Attorney, 4515 Harding Pike, Suite 315, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Jewell C. Chadwell, a married person and Estelle B. Angus, an unmarried person, retaining a life estate** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **Shirley Ahlquist, an unmarried person** (The "Grantee"), her heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

**Apartment Unit No. H-5 of West Meade Condominium created under Title 66, Chapter 27, Section 101, et seq., as amended Tennessee Code Annotated, and as established by a Master Deed of record in Book 5923, page 704, as amended, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of West Meade Condominium of record in Book 5200, page 430, said Register's Office, for a more complete identification and description of said Unit.**

**Being the same property conveyed to Jewell C. Chadwell by Quitclaim Deed from Estelle B. Angus, retaining a life estate, of record in Instrument Number 20050913-0109856, Register's Office for Davidson County, Tennessee. Also acquired in Deed of record in Instrument Number 20020926-00117219, said Register's Office.**

**This description is the same as was used in the last deed of record.**

**The above described real property is not the homestead of Jewell C. Chadwell and never has been and is investment property owned by Jewell C. Chadwell.**

This instrument is being executed in behalf of Estelle B. Angus pursuant to a Limited Power of Attorney executed by Estelle B. Angus.

This conveyance is subject to the following:

1. Taxes for the year 2006 and subsequent years.
2. Plat of record in Plat Book 5200, page 430, said Register's Office.
3. By-Laws and Master Deed of record in Book 5923, page 740, Book 2677, page 653 and in Book 7333, page 415 and 418, said Register's Office.
4. HOA Charter in Book 5918, page 953 and in Book 5923, page 756, said Register's Office.
5. Easements in Book 8808, page 872, Book 4520, page 836, Book 4552, page 507, Book 5923, page 769 and Book 6561, page 90, said Register's Office.

This is improved property commonly known as 6680 Charlotte Pike, Unit H-5, Nashville, Tennessee 37209.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

**The actual consideration or value, whichever is greater for this transfer is $58,500.00.**

Affiant

**Subscribed and sworn to before me this** 29th **day of ~~September~~ November, 2005.**

Notary Public

**My Commission Expires:** MY COMMISSION EXPIRES: September 19, 2009

ROBERT JOHN NOTESTINE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, her heirs and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 29th day of November, 2005.

Jewell C. Chadwell

Jewell C. Chadwell

Estelle B. Angus

Estelle B. Angus
By: Jewell C. Chadwell, Attorney in Fact
by Jewell C. Chadwell attorney in Fact General
Pursuant to the Durable power of attorney of record in Instrument number #20020708-0081480

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

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Jewell C. Chadwell with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, executed the foregoing instrument on behalf of Estelle B. Angus and who acknowledged that she executed the same as the free act and deed of the said Estelle B. Angus.

WITNESS my hand and official seal at Nashville, Tennessee, this 29th day of November, 2005.

Notary Public

ROBERT JOHN NOTESTINE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: **MY COMMISSION EXPIRES: September 19, 2009**

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Jewell C. Chadwell with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, executed the foregoing instrument and who acknowledged that she executed the same as the free act and deed.

WITNESS my hand and official seal at Nashville, Tennessee, this 29th day of November, 2005.

Notary Public

ROBERT JOHN NOTESTINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: MY COMMISSION EXPIRES: September 19, 2009