Davidson County DEEDWARR
Recvd: 08/01/06 08:09 3 pgs
Fees:18.00 Taxes:85.10
20060801-0092867

BCCB
Mary Ann
318

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Hamid Batini 3500 John A Merritt Boulevard Box 1104 Nashville, TN 37209	P/O 103-2-122 103-2-166	Same
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC (JWG), 1600 Division Street, Suite 700, P.O. Box 340025, Nashville, TN 37203		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and value consideration, the receipt of which is hereby acknowledged, Joseph W. Gibbs, hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto Hamid Batini, an unmarried person, hereinafter the Grantee, Grantee's successors, heirs and assigns, a certain condominium apartment in the County of Davidson, State of Tennessee, described as follows, to wit:

Unit No. 9, as shown on the Plan of West End Terrace, a Condominium Development, together with an undivided percentage interest in the Common Elements appurtenant to said unit, as set forth in the Master Deed establishing West End Terrace, a Condominium, of record in Book 6657, page 549, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to West End Terrace, Inc. by instrument recorded in Book 6628, page 376, Register's Office for Davidson County, Tennessee and being the same property conveyed to Mary Gail Pilcher

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $23,000.00.

MARY M. BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
Commission Expires NOV 22, 2008

Affiant

Subscribed and sworn to before me this 28 day of July, 2006.

Notary Public
My Commission Expires: 11/22/2008

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by deed of record in book 6673, page 813, Register's Office for Davidson County, Tennessee and devised to Joseph W. Gibbs, pursuant to the Last Will and Testament of Mary Gail Pilcher recorded as instrument number 3920/723125, Probate Court Clerk's Office for Davidson County, and conveyed to Joseph W. Gibbs by deed of record as instrument number 20060518 – 0058368, Register's Office for Davidson County.

TO HAVE AND TO HOLD the said tract of land, with the appurtenances, easements, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs, successors and assigns forever.

AND GRANTOR COVENANTS with the said Grantee that it is lawfully seized and possessed of said property, that it has a good right to convey it, and that the same is unencumbered except for the following: (1) real estate taxes for 2006 which have been assumed by the Grantee; (2) limitations and conditions imposed by the "Horizontal Property Act" as set out in Sections 64-2701 *et seq.* of the Tennessee Code Annotated; (3) the terms, provisions, covenants, conditions and rights established by and contained in the Master Deed and Bylaws for West End Terrace, a Condominium, recorded in Book 6657, page 549, Register's Office for Davidson County, Tennessee, as amended in Master Deed and By-Laws of record in Book 7541, page 995, Register's Office for said County (4) restrictive covenants contained in instrument of record in Book 3642, page 417, said Register's Office; (5) rights with reference to an 8 inch sanitary sewer shown on Plans for Project No. 64-S-16 on file in the Office of Metropolitan Sewerage Service Division, as referred to in deed of conveyance of record in Book 3840, page 386, said Register's Office; (6) Agreement for dedication of easement for sanitary sewers and/or storm drainage granted Metropolitan Government by William G. Blackman, of record in Book 3859, page 859, said Register's Office; (7) permanent and temporary construction easements as set out in Final Orders of record in Book 5894, page 97 and 101, said Register's Office; (8) an easement for television cable granted Viacom Cablevision by instrument of record in Book 5974, page 755, said Register's Office; (9) an unrecorded lease agreement with Home Coin Laundry dated December 6, 1977; (10) rights of tenants in possession under existing leases; (11) title to that portion of the premises lying within the boundaries of any highways or roads; (12) all other matters of record and (13) such liens against which Grantee's title insurer commits to insure Grantee from loss as provided in the title insurance policy given Grantee by Grantor.

AND GRANTOR further covenants and bind themselves, their successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, Grantee's successors, heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed effective as of the 30th day of June 2006.

Joseph W. Gibbs, Grantor

Patricia Gayle Gibbs, the spouse of the Grantor joins in this conveyance solely for the purpose of conveying any marital rights that she has in the property herein conveyed and for no other purpose.

Patricia Gayle Gibbs

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joseph W. Gibbs, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the within named bargainor, and that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this 28th day of July, 2006.

MARY M. BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2008

Notary Public
My Commission Expires: 11/22/2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Patricia Gayle Gibbs, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the within named bargainor, and that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this 28th day of July, 2006.

MARY M. BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2008

Notary Public
My Commission Expires: 11/22/2008