Davidson County DEEDWARR
Recvd: 10/16/06 15:09 2 pgs
Fees:13.00 Taxes:280.83

20061016-0128362



State of Tennessee
County of ~~Davidson~~ Wilson

The actual consideration or value, whichever is greater, for this transfer is $75,900.00.

Affiant

Subscribed and sworn to before me, this the 28th day of September, 2006.

Notary Public

My commission expires: 12-8-07

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Liberty Escrow, Inc.
615 Main Street P.O. Box 60429 Nashville, TN 37206

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Bernard Leclerc and Shirley Leclerc	**1st Trust Bank for Savings**	
709 Hunters Court	**P.O. Box 17257**	**Map 135 08 0 A**
Nashville, Tennessee 37217	**Memphis, TN 38187-0257**	**Parcel 709.00 CO**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Martha K. Beliles, an unmarried woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Benard Leclerc and wife, Shirley Leclerc

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Unit No. 709, of Nashboro Village Nineteen Condominium, a condominium or horizontal property regime established by Master Deed of record in Book 5333 page 957, and shown by plan of record in Book 5200 page 80, all of record in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description thereof.

Together with each and all of the rights, privileges, and appurtenances thereunto belonging, as set forth in said Master Deed (and By-Laws which form a part thereof), including, without limitation, such Unit's undivided percentage interest in the land and common elements, and its interest in any appurtenant limited common elements.

BEING the same property conveyed to Martha K. Beliles, unmarried, by instrument executed December 1, 1981, which is of record in Book 5828 page 625, Register's Office for Davidson County, Tennessee.

The premises herein described is a condominium apartment established pursuant to all the provisions of the Tennessee Horizontal Property Act as same is set out in Section 67-22-101 et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements 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 thereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitation all conditions, covenants, restrictions, options, burdens assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Nashboro Village

Nineteen Condominium, a Condominium Development of record in Book 5333 page 957, and matters shown by plan of record in Book 5200 page 80, Register's Office for Davidson County, Tennessee.

This is improved property known as **709 Hunters Court, Nashville, Tennessee 37217**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are 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 we do further convenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 28th day of September, 2006.

Martha K. Beliles

Martha K. Beliles

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **Martha K. Beliles,** the within named bargainor, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **28th** day of **September, 2006.**

William B. Gregory

Notary Public

WILLIAM B. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

My Commission Expires: March 30, 2010