Davidson County DEEDWARR
Recvd: 03/29/07 10:07 3 pgs
Fees:18.00 Taxes:1428.20
20070329-0037479

THIS INSTRUMENT PREPARED BY: GEORGE V. CRAWFORD, III **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 DEADERICK STREET, SUITE 1100 P. O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $386,000.00. Carla J Kard Affiant Subscribed and sworn to before me, this 26th day of March, 2007. Marilyn Painter Notary Public My Commission Expires: 1-20-09

MARILYN PAINTER NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Address New Owner As Follows: Douglas E. Henderson 509 Almonte Court Nashville, TN 37215	Send Tax Bills To: New Owner	Map-Parcel Number: 131-05-0C 509.00 CO

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 Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **WILLIAM T. MINKOFF, JR., MARRIED**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **DOUGLAS E. HENDERSON AND WIFE, GLORIA E. HENDERSON**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

A part of Hillsborough Condominiums tract as shown on a plat of record in Book 6250, Page 699, Register's Office for Davidson County, Tennessee; said part hereby conveyed being:

Unit 509 on the said section plat, as shown in and described by the Master Deed establishing a Horizontal Property Regime with respect to the Hillsborough Condominiums, including the Plan and the Administrative By-Laws thereunto attached and exhibited, of record in Book 6822, Page 721, Register's Office for Davidson County, Tennessee.

Together with each and all of the rights, privileges, and appurtenances thereunto belonging, as set forth in the Master Deed, Plan and Administrative By-Laws, including without limitation such unit's undivided percentage interest in the land and general common elements.

Being the same property conveyed to William T. Minkoff, unmarried by Warranty Deed from Michael L. Joyce and wife, Sharon G. Joyce of record in Book 9762, Page 345, 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. 2007 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 6250, page 699, 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 Hillsborough Condominiums Condominiums, of record in Book 6822, page 721, Register's Office for said County.

4. Declaration of Covenants, Conditions and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 6566, page 4; and in Book 6674, Page 583, Register's Office for said County.

5. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4161, page 814; and in Book 6229, Page 484, said Register's Office.

6. Stormwater Detention Agreement of record in Book 6702, Page 330, said Register's Office.

This is improved property known as 509 Almonte Court, Nashville, TN 37215.

Elizabeth B. Minkoff hereby joins in this conveyance to transfer all of her right, title, and interest in the subject property, marital or otherwise.

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, their heirs and assigns, forever; and we covenant with 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS our hands this 23rd day of March, 2007.

William T. Minkoff, Jr.

Elizabeth B. Minkoff

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **WILLIAM T. MINKOFF, JR.** , the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 23rd day of March, 2007.

Notary Public

My Commission Expires: 3/31/2007

GEORGE V. CRAWFORD III STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ELIZABETH B. MINKOFF** the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 23 day of March, 2007.

Notary Public

My Commission Expires: 3/31/2007

GEORGE V. CRAWFORD III STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.