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BILL GARRETT, Davidson County
Trans:T20100022107 DEEDWARR
Recvd: 04/14/10 10:43 3 pgs
Fees:18.00 Taxes:1424.50
20100414-0028083

IVA J. BINKLEY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY, TENN.

THIS INSTRUMENT PREPARED BY:
WESLEY D. TURNER
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 $385,000.00.

Nancy Darlow
Affiant

Subscribed and sworn to before me, this 14th day of April, 2010.

Notary Public

My Commission Expires: 3-9-13

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Kevin Mawae and Tracy Mawae 3704-A Estes Road Nashville, TN 37215	SAME	116 12 0A 001.00 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, **FELIX E. DURHAM**, unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **KEVIN MAWAE AND WIFE, TRACY MAWAE**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

A certain condominium unit in Davidson County, Tennessee, described as follows:

Unit No. 1 on the Plat of Estes Glen Residential Condominiums, Phase III, of record in Book 5060, page 43, Register's Office for Davidson County, Tennessee. Also included is an unencumbered undivided one-twelfth (1/12th) of all the general common elements as described in the Master Deed of record in Book 4923, page 411, Register's Office for Davidson County, Tennessee, as amended in Book 4927, page 793, said Register's Office; the carport adjacent to Unit No. 1 as shown on the Plat attached as Exhibit "A" to the

Master Deed aforesaid; and any part of open space shown on the Plan aforesaid clearly delineated for independent use adjacent to and in connection with the use of the foregoing.

Being the same property conveyed to Felix E. Durham and wife, Mary Frances Durham, by deed dated December 8, 1976, from Walter R. Benneyworth and wife, Dorothy B. Benneyworth, of record in Book 5095, page 459, Register's Office for Davidson County, Tennessee. The said Mary Frances Durham having died on September 29, 2008.

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. 2010 taxes, a lien 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 Grantor from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 5060, page 43, Register's Office for Davidson County, Tennessee.

3. Master Deed and ByLaws establishing a Horizontal Property Regime of Estes Glen Residential Condominiums, of record in Book 4923, page 411, as amended in Book 4927, page 793, and as further amended in Book 5239, page 922, Register's Office for said County.

4. Easements of record in Book 3431, page 174; Book 4911, page 117; Book 7121, page 128; Book 5204, page 837; and in Book 5202, page 388Register's Office for Davidson County, Tennessee.

5. All matters as shown on the Plan of record in Book 4715, page 91, as supplemented by plat of record in Book 4885, page 50, Register's Office for Davidson County, Tennessee.

6. Rights of others in and to the common elements.

This is improved property known as: **3704-A Estes Road, Nashville, TN 37215**.

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 I covenant with the said Grantees 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 Grantees, their heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 13th day of April, 2010.

Felix E. Durham

Felix E. Durham

By: Eugene F. Durham

Eugene F. Durham, 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, **EUGENE F. DURHAM**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Attorney-in-fact**, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 13th day of April, 2010.

Notary Public

My Commission Expires: _____

