THIS INSTRUMENT PREPARED BY:

BASS, BERRY & SIMS
2700 First American Center
Nashville, Tennessee 37238

WARRANTY DEED

5035 PAGE 429

Address New Owner as Follows:	Send Tax Bills To:	Map Parcel Numbers
DEMPSEY WEAVER, III APT. 54, 105 LEAKE AVE. NASHVILLE, TENN. 37205	First Federal Union At Fourth Ave Nashville TN 37219	MAP 116-13-C PARCEL 54

FOR AND IN CONSIDERATION of the sum of Ten and NO/100 ($10.00) Dollars, cash in hand paid by Dempsey Weaver, III, and other good and valuable consideration, the receipt of which is hereby acknowledged, First American National Bank of Nashville, a National Banking Association, Executor of the Estate of Annie Mary Towner Winn, under Will of record in Will Book 115, Page 66, Probate Court of Davidson County, Tennessee, has this day bargained and sold, and does hereby transfer and convey unto the said Dempsey Weaver, III, his heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Apartment No. 54 in Belle Meade Towers, a horizontal property regime located at 105 Leake Avenue, Nashville, Davidson County, Tennessee, as shown on the plat of Belle Meade Towers, recorded in Book 4175, page 159, of the Register's Office for Davidson County, Tennessee, and described in Master Deed, recorded in Book 4469, Page 530, said Register's Office, as amended by a Deed of Correction, relating to the Master Deed, of record in Book 4494, Page 489, said Register's Office, and further amended by instrument of record in Book 4851, Page 950, said Register's Office, to which plat and deed reference is hereby made for a more complete and accurate description, together with: (1) The undivided interest of the Grantor in the common elements appurtenant thereto; (2) The interest of Grantor in any apartments heretofore acquired by the Board of Managers, or its designee on behalf of all co-owners, or the proceeds of the sale or lease thereof, if any; (3) The interest of Grantor in any other assets of the condominium; and (4) all other appurtenant interests of Grantor to said apartment. Parking space no. 19 in the garage attached to the building of Belle Meade Towers is a limited common element to said apartment no. 54.

Being the same property conveyed to Annie Mary Winn by deed from Evans-Cain Company, a partnership composed of Ross Evans, Jr. and John E. Cain, III, of record in Book 4544, Page 195, said Register's Office.

The acceptance hereof by Dempsey Weaver, III, of this conveyance shall constitute an assumption by him, his heirs and assigns, of the provisions of the Master Deed, the By-Laws, and the Rules and Regulations, of said horizontal property regime of record in Book 4469, Page 530; Book 4494, Page 489; and Book 4851, Page 950, Register's Office for Davidson County, Tennessee, as the same may be amended from time to time.

This conveyance is expressly made subject to the following:

1. Easements of record in Book 1207, Page 547; Book 3183, Page 201; Book 3839, Page 983; and Book 4355, Page 696, Register's Office for Davidson County, Tennessee.

2. Easements, restrictive covenants, terms, conditions and regulations imposed on and relating to the property, apartments, co-owners, and tenants of Belle Meade Towers contained in the Master Deed and the By-Laws appended thereto of record in Book 4469, Page 530, as amended by a Deed of Correction of record in Book 4494, Page 489, and further amended by instrument of record in Book 4851, Page 950, Register's Office for Davidson County, Tennessee.

3. 1976 real property taxes which have been prorated and assumed by Dempsey Weaver, III.

This is improved property known as Apartment 54, 105 Leake Avenue, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Dempsey Weaver, III, his heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out herein.

Grantor further covenants and binds itself, its heirs and representatives, to warrant and forever defend the title to said real estate to said Dempsey Weaver, III, his heirs and assigns, against the lawful claims of all persons.

WITNESS _____ hands, this 16 day of JUNE, 1976, First American National Bank of Nashville, a National Banking Association, having caused its name to be signed hereto by its duly authorized officers on said day and date.

FIRST AMERICAN NATIONAL BANK OF NASHVILLE, Executor of the Estate of Annie Mary Towner Winn, Under Will of record in Will Book 115, Page 66, Probate Court of Davidson County, [illegible]

By: _____
Trust Officer

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Minnie Ruth Ball, a Notary Public of the State and County aforesaid, personally appeared Charles L. Womack, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Trust Officer of FIRST AMERICAN NATIONAL BANK OF NASHVILLE, the within named bargainor, a national banking association, and that he as such Trust Officer, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of FIRST AMERICAN NATIONAL BANK OF NASHVILLE by himself as Trust Officer.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 16th day of June, 1976.

Minnie Ruth Ball
NOTARY PUBLIC

My Commission Expires: 1/23/80

NOTARY PUBLIC DAVIDSON COUNTY TENN.

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IDENTIF. REFERENCE

JUN 17 1 53 PM '76
REGISTER
DAVIDSON COUNTY TENN.

JUN 17 76	CONV	30,000.00			
JUN 17 76	S'TAX		B*	78.00	
JUN 17 76	R'FEE		B*	.50	
JUN 17 76	R'DEED		B*	6.00	* 84.50

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Thirty Thousand and NO/100 ($30,000.00) Dollars.

Affiant

Subscribed and sworn to before me, this the 16th day of June, 1976.

NOTARY PUBLIC

My Commission Expires: 1/23/80

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