FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 105,000.00

Hester T. Warfield
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF Aug 1976

Susie W. Pinkerton
Notary Public

MY COMMISSION EXPIRES: 12/5/79
(AFFIX SEAL)

GEORGE W. PINKERTON NOTARY PUBLIC DAVIDSON COUNTY, TENN.

This Instrument Was Prepared By
DENNEY, LACKEY & CHERNAUSky
218 Third Avenue North
Nashville, Tennessee 37201

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mrs. Hester T. Warfield (NAME)	(NAME) SAME	116-13-C
No. 03-105 Leake Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn. 37205 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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 ACKNOWLEDGED, I, CONNIE HAYS JACKSON

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MRS. HESTER T. WARFIELD

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:

A certain Condominium Apartment in Davidson County, Tennessee, described as follows, to wit:

Apartment No. 3, in Belle Meade Tower, a horizontal property regime located at 105 Leake Avenue, in Nashville, Davidson County, Tennessee, as shown on the Plat of Belle Meade Tower, recorded in Book 4175, page 159, of the Register's Office of Davidson County, Tennessee, to which reference is hereby made. Parking Space No. 6, in the garage attached to the building of Belle Meade Tower is a limited common element for the exclusive use of the co-owner of said apartment.

Being the same property conveyed to Willie Mae Skelly by deed from Evans-Cain Co., a partnership composed of Ross Evans, Jr. and John E. Cain, III of record in Book 4602, page 110, said Register's Office, the said Willie Mae Skelly having since died and the property is now vested in Connie Hays Jackson with full power to transfer any and all assets by Will of record in Will Book 116, page 109, Probate Court Clerk's Office for Davidson County, Tennessee.

This conveyance is made subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 64-2701 et seq. of the Tennessee Code Annotated, 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 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 Belle Meade Towers, of record in Book 4469, page 530, as amended by a deed of correction relating to the Master Deed of record in Book 4494, page 489, and further amended in Book 4631, page 407, and Book 4631, page 410, and Book 4851, page 950, said Register's Office; including in said Master deed are easements reserved in said land for the benefit of owners of apartments in a horizontal property regime which may be established on adjoining property and reserving the rights to dedicate the common area in this land to be common elements of both horizontal property regimes; the developers also have reserved the right to relocate, expand, modifyor extend existing driveways, parking areas and yards and to construct, expand, enlarge or relocate sewers, utility lines or service connections in order to serve the horizontal property regime that may be established on the adjoining property; said Master Deed also imposes restrictions and limitations on any co-owner, mortgagee, or trustee under a trust deed insofar as the sale or leasing of the premises.

unimproved ( )
This is improved (X) property, known as 03 (House Number) 105 LEAKE AVE. (Street) NASHVILLE TENN (P. O. Address) 37205 (City or Town) (Postal Zip)

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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 do 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 we do further covenant 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 hand this 24th day of August, 19 76

Connie Hays Jackson

Connie Hays Jackson

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, George W. Pickens, a Notary Public in and for said County and State, the within named Connie Hays Jackson

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 24th day of August 1976

Commission expires 12/5/79

George W. Pickens
Notary Public

GEORGE W. PICKENS NOTARY PUBLIC DAVIDSON CO. TENN.

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

D 65788

WARRANTY DEED

FROM
Connie Hays Jackson

TO
Mrs. Hester T. Warfield

IDENTIFICATION REFERENCE

AUG 31 11 24 AM '76

REGISTER
DAVIDSON CO. TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

GEO. I. WARDY & SON, INC.

AUG 31 76	CONV	90,000.00			
AUG 31 76	CONV	15,000.00			
AUG 31 76	S'TAX		B*	273.00	
AUG 31 76	PR'FEE		B*	.50	
AUG 31 76	W'DEED		B*	6.00	* 279.50