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2100

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY File

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dudley & Beth Warner (NAME)	Dudley and Beth Warner (NAME)	
3640 Knollwood Road (STREET ADDRESS OR ROUTE NUMBER)	3640 Knollwood Road (STREET ADDRESS)	117-6A
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	(10) and (11)

02/11/80 $43.50- CHECK

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, ~~WE~~ the undersigned, Dudley Warner & Associates, Inc. a Tennessee corporation

HEREINAFTER CALLED THE GRANTORS, ~~HAVE~~ HAS BARGAINED AND SOLD, AND BY THESE PRESENTS ~~DO~~ DOES TRANSFER AND CONVEY UNTO Dudley Warner and wife, Beth G. Warner

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:

SEE EXHIBIT A
FOR DESCRIPTION AND EXCEPTIONS
AND ENCUMBRANCES

F76003

IDENTIF. REFERENCE

FEB 11 11 36 AM '80

FELIX Z. ZOLLICOFFER REGISTER
DAVIDSON COUNTY, TENN.

unimproved ( )
This is improved (XX) property, known as 2912 and 2914 Wellesley Trace, Nashville, Tennessee
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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~~ undersigned does COVENANT with the said GRANTEES that ~~WE~~ it is lawfully seized and possessed of said land in fee simple, ~~HAVE~~ has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and ~~WE~~ undersigned does further covenant and bind ~~OURSELVES~~ itself, its heirs, successors, assigns 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 _____ hand _____ this 11 day of JAN, 1980

DUDLEY WARNER & ASSOCIATES, INC.
A Tennessee Corporation
By: _____

Form 3

STATE OF _____)

COUNTY OF _____)

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

Witness my hand and official seal at _____, this ____ day of _____, 19__.

Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

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

WITNESS my hand and official seal at office at Nashville, Tenn. on this 11 day of Jan, 1980

My Commission Expires: 2-17-83

Darlene R. Brown
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

FROM

TO

RETURN TO:
Dearborn & Ewing
ATTORNEYS
NASHVILLE, TENN.

STATE OF Tenn.)

COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this conveyance is $ 205,000.00

Owner's Interest, as Attorney in Fact

Subscribed and sworn to before me this 11 day of Jan. 1980

NOTARY PUBLIC

My Commission Expires: 2-17-83

Darlene R. Brown
Notary Public

EXHIBIT A
DESCRIPTION

Land in Davidson County, Tennessee, being Unit Nos. 3-A and 3-B as shown on the Plan of Lot No. 3, Wellesley Trace, Revision No. 2, Section 2, of record in Book 5210, Page 240, Register's Office for said County, to which plan reference is here made for a more complete description thereof, together with the appurtenant interest in the common and limited common areas as shown on said plan and as set out in the Master Deed and By-Laws of Wellesley Trace Home Owner's Association, Inc., of record in Book 5054, Pages 633 and 649, said Register's Office, as made applicable to Unit No. 3-A by amendment thereto of record in Book 5547, page 175, said Register's Office.

Being part of the same property conveyed to Dudley Warner and Associates, Inc. by deed from Dudley Warner and wife, Beth G. Warner of record in Book 5222, page 804, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following exceptions and encumbrances:

1. State and County Taxes for 1979, Dudley Warner & Associates, Inc., Map 117-6, Parcel 131, (Lot 3), 7DA-21929, $676.30, due and payable.

2. Vendor's lien retained in the deed from Dudley Warner and wife, Beth G. Warner, to Dudley Warner and Associates, Inc. of record in Book 5222, page 804, said Register's Office, to secure the payment of one note dated November 15, 1977, in the amount of $175,000.00, payable to Grantors as specified therein. (affects other property also).

3. All taxes for 1980, a lien, but not yet due and payable.

4. Any lien or obligation to pay assessments for prorated expenses of administration, maintenance, and repair of the common elements as set out in the Master Deed of record in Book 5054, page 633, as made applicable to Unit No. 3-A in Book 5547, page 175, said Register's Office.

5. Terms, provisions, covenants, conditions, assessments and rights established by Master Deed and By-Laws of Wellesley Trace Home Owner's Association, Inc. of record in Book 5054, pages 633 and 649, said Register's Office, as made applicable to Unit No. 3-A by amendment thereto of record in Book 5547, page 175, said Register's Office.

6. Setback lines, easements and limitations as shown on the Plan of record in Book 5210, page 240, said Register's Office.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

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RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

205000.00- CO
533.00 CO TX
.50 PRFEE
9.00 WDEED
CHECK 542.50-
2100A02/11/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 76003

IDENTIFICATION REFERENCE

FEB 11 11 36 AM '80

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

No. 741440