WARRANTY DEED

BOOK 5666 PAGE 808

FROM: Charles S. Lee and wife, Bettye C. Lee

TO: Central Tennessee Investment Company, Inc.

Address New Owner(s) as follows:	Send Tax Bills to:	Map-Parcel No.
Central Tennessee Investment Company, Inc. 2517 Lebanon Road Nashville, TN 37214	same	Map 52 Parcel 59

This instrument prepared by: DEARBORN & EWING, Attorneys, Suite 200, One Commerce Place, Nashville, Tennessee 37219 STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $35,436.65.

David W. Talley
Affiant

Subscribed and sworn to before me, this the 13th day of October, 1980.

Nancy C. Barge
Notary Public

My Comm. Expires: January 22, 1984

FOR AND IN CONSIDERATION of the sum of Thirty-five Thousand Four Hundred Thirty-six and 65/100 - - - - - - - - - - - - - - - - - - - Dollars ($35,436.65) the receipt of which is hereby acknowledged Charles S. Lee and wife, Bettye C. Lee, hereinafter called "Grantors" (whether one or more persons or entities) have this day bargained and sold, and do hereby transfer and convey unto Central Tennessee Investment Company, Inc., hereinafter called "Grantees," (whether one or more persons or entities) their heirs, personal representatives, successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Apartment Unit No. G-59, of Neely's Bend Condominium created under Title 64, Sections 2701 et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 5483, page 86, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of Neely's Bend Condominium of record in Book 5200, page 200, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Charles S. Lee and wife, Bettye C. Lee by deed from Central Tennessee Investment Company, Inc. of record in Book 5485, page 880, Register's Office for Davidson County, Tennessee.

This is improved property, known as Apartment Unit No. G-59, Neely's Bend Condominium, 1301, Neely's Bend Road, Madison, Tennessee, 37115.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees. their heirs, personal representatives, successors and assigns, forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except:

10/20 101.54 CHECK

9291

1. Taxes for the year 1980.

2. All terms and provisions of the Master Deed of record in Book 5483, page 86, Register's Office, Davidson County, Tennessee.

3. All terms and provisions of the Charter of Neely's Bend Condominium Association, Inc., of record in the Office of the Secretary of State of Tennessee under Document No. 00090 01074, in Book 5476, page 765, Register's Office, Davidson County, Tennessee, and the By-Laws and Rules and Regulations of said corporation.

4. Easements and restrictions as shown on the plat of Neely's Bend Condominium of record in Book 5200, page 200, Register's Office, Davidson County, Tennessee.

5. Such liens and other matters, if any, against which Grantees' title insurer commits to insure Grantees from loss as provided in the title insurance policy provided Grantees by Grantors.

6. Rights of tenant under existing lease, if any.

Grantors further covenant and bind themselves, their heirs, personal representatives, successors and assigns, to warrant and forever defend the title to said real estate to said Grantees, their heirs, personal representatives, successors and assigns, against the lawful claims of all persons.

Grantees, by acceptance of this deed, hereby join in and accept, and agree to be bound by the foregoing instruments creating Neely's Bend Condominium and Neely's Bend Condominium Association, Inc. Said Grantees further agree hereby to pay all assessments whether special or general which are levied by Neely's Bend Condominium Association, Inc. in connection with Neely's Bend Condominium.

Grantees, as part of the consideration for this conveyance, further agree to pay all real property taxes assessed against the real property herein conveyed to Grantees on or before January 1 of each year following the year for which such taxes are assessed. Grantees agree that if such taxes are not paid by said date, then Central Tennessee Investment Company, Inc. may elect to pay such real property taxes, and in such event Central Tennessee Investment Company, Inc. shall have the right to collect the amount of such taxes paid from Grantees plus interest from the date of such payment at the highest rate permitted to be charged under the laws of the State of Tennessee in effect from time to time, together with all costs of collection, including reasonable attorneys' fees. This convenant of Grantees shall be binding upon the heirs, personal representatives, successors and assigns of Grantees and shall be deemed to be a covenant running with the real property herein conveyed until January 1, 1999, at which time the covenant of Grantees contained in this paragraph shall automatically expire.

IN WITNESS WHEREOF, the parties have executed this instrument on this 10th day of October, 1980.

CENTRAL TENNESSEE INVESTMENT COMPANY, INC.

BY: David W. Talley

"GRANTEES"

Charles S. Lee
CHARLES S. LEE

Bettye C. Lee
BETTYE C. LEE

"GRANTORS"

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles S. Lee and wife, Bettye C. Lee, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 13th day of October, 1980.

Nancy C. Barge
NOTARY PUBLIC

My Commission Expires: January 22, 1984

NANCY C. BARGE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared David W. Talley, with whom I am personally acquainted, and who upon oath acknowledged himself to be President of CENTRAL TENNESSEE INVESTMENT COMPANY, INC., the within named bargainor, a corporation, and that he as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation, by David W. Talley as President.

Witness my hand and seal, at office in Nashville, Tennessee, this the 13th day of October, 1979.80

Nancy C. Barge
NOTARY PUBLIC

My Commission Expires: January 22, 1984

NANCY C. BARGE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

G.I.3.0.1.

T
IDENTIF. REFERENCE

OCT 20 11 06 AM '80

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5666 PAGE 811

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

35436.65- CO
92.04 CO TX
.50 PRFEE
9.00 WDEED
CHECK 101.54-
9291A10/20/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G.I.3.301

IDENTIF. REFERENCE

OCT 20 11 06 AM '80

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

No. 786914