WARRANTY DEED

FROM: Carol Anita Baxter and Brenda Kay Roberson

BOOK 5714 PAGE 204

TO: Hillview Joint Venture

Address New Owner(s) as follows:	Send Tax Bills to:	Map-Parcel No.
	Third National Mortgage Company	Map 52-16-A
Hillview Joint Venture		
P.O. Box 939	P.O. Box 2628	Parcel 36
Brentwood, TN 37027	Nashville, TN 37219	

This instrument prepared by: DEARBORN & EWING, Attorneys, Suite 1200, One Commerce Place, Nashville, Tennessee 37219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $35,000.00.

Douglas P. Dabbs
Affiant

Subscribed and sworn to before me, this the 13th day of February, 1981.

Betty R. Powers
Notary Public

My Comm. Expires: 4-22-84

FOR AND IN CONSIDERATION of the sum of Thirty-Five Thousand Dollars ($35,000.00) the receipt of which is hereby acknowledged Carol Anita Baxter and Brenda Kay Roberson, both unmarried persons, hereinafter called "Grantors" (whether one or more persons or entities) have this day bargained and sold, and do hereby transfer and convey unto Hillview Joint Venture, a joint venture composed of Douglas P. Dabbs, Kermit R. Brown and Rudy Thacker, 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. D-36, 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 Carol Anita Baxter and Brenda Kay Roberson by deed from Central Tennessee Investment Company, Inc., of record in Book 5485, page 748, Register's Office for Davidson County, Tennessee.

It is understood and agreed that Grantees will assume the indebtedness secured by a Deed of Trust of record in Book 5485, page 752, Register's Office for Davidson County, Tennese

This is improved property, known as Apartment Unit No. D-36, 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:

02/25 100.50- CHECK

1619

1. Taxes for the year 1981

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.

7. The Deed of Trust described above assumed by Grantees.

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 13th day of February, 1981.

HILLVIEW JOINT VENTURE

BY: _____
DOUGLAS P. DABBS,
Joint Venturer

BY: _____
KERMIT R. BROWN,
Joint Venturer

BY: _____
RUDY THACKER

"GRANTEES"

BRENDA KAY ROBERSON

BY: Brenda Kay Roberson by C. Baxter
CAROL BAXTER, as Attorney-in-Fact for Brenda Kay Roberson

_____
CAROL ANITA BAXTER

"GRANTORS"

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Betty R. Powers, a Notary Public in and for said County and State, the within named Carol Anita Baxter, 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 seal, at office in Nashville, Tennessee, this the 13th day of February, 1981.

Betty R Powers
NOTARY PUBLIC

My Commission Expires: 4-22-84

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Betty R. Powers, a Notary Public in and for said County and State, the within named Carol Baxter, to me known to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of Brenda Kay Roberson, the bargainor, and acknowledged that she executed the same as the free act and deed of said Brenda Kay Roberson for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee Tennessee, this the 13th day of February, 1981.

Betty R. Powers
Notary Public

My Commission Expires: 4-22-84

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Betty R. Powers, a Notary Public in and for the County and State aforesaid, personally appeared Douglas P. Dabbs, Kermit R. Brown, and Rudy Thacker, with whom I am personally acquainted, and who upon oath acknowledged themselves to be joint venturers of Hillview Joint Venture, the within named bargainor, a Joint Venture, and that they as such joint venturers, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Joint Venture by themselves as joint venturers.

Witness my hand and seal, at office in Nashville, Tennessee, this the 13th day of February, 1981.

Betty R. Powers
NOTARY PUBLIC

My Commission Expires: 4-22-84

G 30700

IDENTIFICATION REFERENCE

FEB 25 11 13 AM '81

FELIX A. JOHNSON REGISTER
DAVIDSON COUNTY, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5714 PAGE 207

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
			35000.00- CO	
			91.00 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK 100.50-	
1619A02/25/81			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

630700

IDENTIF. REFERENCE

FEB 25 11 13 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 808448