4041 FILED 08/24/81 1:50 CHECK

BOOK 5786 PAGE 107

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carl B. Parker, Jr. (NAME)	New Owner (NAME)	129-Parcel 77
6666 Brookmont Terrace #703 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn. 37205 (CITY) (P.O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Seventy thousand ($70,000.00) DOLLARS, the receipt of which is hereby acknowledged, Paul Budslick, Sr. and wife Mary Budslick hereinafter called "Grantors", have this day bargained and sold, and do hereby transfer and convey unto Carl B. Parker, Jr., hereinafter called "Grantee", his heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Apartment Unit No. 701, of Wessex Towers 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 5414, page 634, 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 Exhibit A of said Master Deed and to the plat of Wessex Towers Condominium Apartments, of record in Book 5200, page 142, said Register's Office, for a more complete identification and description of such Unit.

This is improved property, known as Apartment No. 701, Wessex Towers Condominium, 6666 Brookmont Terrace, Nashville, Tennessee 37205, being the same property conveyed to the Grantor by Central Tennessee Investment Company, Inc. of record in Book 5425, page 617, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee his heirs 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:

1. Taxes for the year 1981, which have been prorated.

2. All terms and provisions of the Master Deed of record in Book 5414, page 634, Register's Office, Davidson County, Tennessee.

3. All terms and provisions of the Charter of Wessex Towers Condominium Association, Inc., of record in Corporation Book Volume 67, page 1023, in the Office of the Secretary of the State of Tennessee, and in Book 5412, page 451, 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 Wessex Towers Condominium Apartments of record in Book 5200, page 142, Register's Office, Davidson County, Tennessee.

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

Grantee by acceptance of this deed hereby joins in and accepts, and agrees to be bound by the foregoing instruments creating Wessex Towers Condominium and Wessex Towers Condominium Association, Inc. Said Grantee further agrees hereby to pay all assessments whether special or general which are levied by Wessex Towers Condominium Association, Inc. in connection with Wessex Towers Condominium.

Grantee, as part of the consideration for this conveyance, further agrees to pay all real property taxes assessed against the real property herein conveyed to Grantee on or before January 1 of each year following the year for which such taxes are assessed. Grantee agrees that if such taxes are not paid by said date, then Grantor may elect to pay such real property taxes, and in such event Grantor shall have the right to collect the amount of such taxes paid from Grantee 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 covenant of Grantee shall be binding upon the heirs, successors and assigns of Grantee and shall be deemed to be a covenant running with the real property herein conveyed until January 1, 1990, at which time the covenant of Grantee contained in this paragraph shall automatically expire.

IN WITNESS WHEREOF, the parties have executed this instrument on this 20th day of August, 1981.

PAUL BUDSLICK, SR., GRANTOR

MARY BUDSLICK, GRANTOR

CARL B. PARKER, JR., ~~GRANTEE~~

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Charles J Markle, a Notary Public in and for said County and State, the within named Paul Budslick, Sr., and wife Mary Budslick, 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 20th day of August, 1981.

Charles J. Markle
Notary Public

My commission expires: 10-21-84.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Charles J Markle, a Notary Public in and for said County and State, the within named Carl B. Parker, Jr., the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Charles J. Markle
Notary Public

My commission expires: 10-21-84.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $70,000.00.

Carl B. Parker, Jr.
Affiant

Subscribed and sworn to before me, this the 20th day of August, 1981.

Charles J. Markle
Notary Public

My commission expires: 10-21-84.

This instrument prepared by: Waddey, Lundin & Newport, Attorneys, Second Floor, St. Cloud Corner, 500 Church Street, Nashville, Tennessee 37219

356668

IDENTIF. REFERENCE

AUG 24 9 59 AM '81

FELIX Z. ... REGISTER
DAVIDSON COUNTY, TENN.

MAIL ENV.

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5786 PAGE 110

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
			70000.00- CO	
			182.00 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	191.50-
4041	A08/24/81		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 5 6 6 6 8

IDENTIF. REFERENCE

AUG 24 9 59 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 839680