WARRANTY DEED

FROM: Freeman Webb Developers, Inc.

TO: E. B. Benedict

BOOK 5846 PAGE 12

Address New Owner(s) as follows:	Send Tax Bills to:	Map-Parcel No.
Mr. E. B. Benedict 3314 West End Avenue Unit. 503 Nashville, TN 37203	Freeman Webb Developers, Inc. 2501 Hillsboro Drive Nashville, Tennessee 37212	Map 104-6-B Parcel 503

This instrument prepared by: DEARBORN & EWING, Attorneys, Suite 1200, One Commerce Place, Nashville, Tennessee 37239

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 69,500.00 .

+E. B. Benedict
Affiant

Subscribed and sworn to before me, this the 22nd day of January, 1982.

Betty R. Bowers
Notary Public

My Comm. Expires: 4-22-84

FOR AND IN CONSIDERATION of the sum of Sixty-Nine Thousand Five Hundred and 00/100 Dollars Dollars ($ 69,500.00) the receipt of which is hereby acknowledged, Freeman Webb Developers, Inc., hereinafter called "Grantor," has this day bargained and sold, and does hereby transfer and convey unto E. B. Benedict, hereinafter called "Grantee", (whether one or more persons or entities) his heirs, personal representatives, successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Apartment Unit No. 503 , of The Park Road 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 5845 , page 831 , 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 The Park Road Condominium of record in Book 5200 , page 390 , said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Freeman Webb Developers, Inc. by deed from Park Road Apartments, a limited partnership, of record in Book 5845 , page 819 , Register's Office for Davidson County, Tennessee.

This is improved property, known as Unit No. 503 , The Park Road Condominium, 3314 West End Avenue, Nashville, Tennessee 37203.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, his heirs, personal representatives, successors and assigns, forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except:

1. Real property taxes for the year 1982.

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

3. All terms and provisions of the Charter of The Park Road Condominium Association, Inc., of record in the Office of the Secretary of State of Tennessee and in the Register's Office for Davidson County, Tennessee, and the By-Laws and Rules and Regulations of said corporation.

4. Easements and restrictions as shown on the plat of The Park Road Condominium of record in the Register's Office for Davidson County, Tennessee.

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

6. Terms and conditions of unrecorded lease to existing tenant, if any.

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said real estate to said Grantee, his heirs, personal representatives, successors 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 The Park Road Condominium and The Park Road Condominium Association, Inc. Said Grantee further agrees hereby to pay all assessments whether special or general which are levied by The Park Road Condominium Association, Inc. in connection with The Park Road Condominium.

IN WITNESS WHEREOF, the parties have executed this instrument this 22 day of January, 1982.

FREEMAN WEBB DEVELOPERS, INC.

BY: James A. Webb Vice President
James A. Webb, III
Vice President

"GRANTOR"

E. B. Benedict
E. B. Benedict

"GRANTEE(S)"

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 E. B. Benedict, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, in Nashville, Tennessee, this the 22 day of January, 1982.

Betty R. Powers
NOTARY PUBLIC

My Commission Expires: 4-22-84

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 5846 PAGE 14

Before me, Betty R. Powers, a Notary Public in and for the County and State aforesaid, personally appeared James A. Webb, III, with whom I am personally acquainted, and who upon oath acknowledged himself to be Vice President of Freeman Webb Developers, Inc., the within named bargainor, a corporation, and that he as such Vice Presidentr, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by James A. Webb, III as Vice President.

Witness my hand and seal, in Nashville, Tennessee, this the 22 day of January, 1982.

Betty R. Powers
NOTARY PUBLIC

My Commission Expires: 4-22-84

G 7 7 7 2 2

IDENTIF. REFERENCE

JAN 28 | 08 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

RUSH

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5846 PAGE 15

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
			69500.00- CO	
			180.70 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK 190.20-	
0091A01/28/82			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 7 7 7 2 2

IDENTIF. REFERENCE

JAN 28 1 08 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 864731