3542

06/18 1702.50- CHECK

This instrument was prepared by:

Barbara J. Hershenhorn
120 South LaSalle Street
Chicago, Illinois 60603

BOOK 5900 PAGE 146

Address of New Owner:	Send Tax Bills to:	Map Parcel Nos.
Union Financial Corporation 230 4th Avenue, North Nashville, Tennessee 37219	Union Financial Corp. 230 4th Avenue, North Nashville, Tn. 37219	103-16-B 11 70 18 76 45 78 50 102 68 132 69 137

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $650,000.00.

Subscribed and sworn to before me, this 9th day of June, 1982.

Thomas A. Holman
Affiant

Notary Public
My commission expires: 10-23-84

G 9 6 3 0 3

REFERENCE

JUN 18 12 50 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RUSH

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, WINDSOR TOWER, INC., a Tennessee corporation ("Grantor") has bargained and sold, and by these presents does transfer and convey unto UNION FINANCIAL CORPORATION, a Tennessee corporation ("Grantee"), its successors and assigns, the following property located in Davidson County, State of Tennessee, described as follows:

See Exhibit A, attached hereto and by reference made a part hereof.

This conveyance is made subject to:

See Exhibit B, attached hereto and by reference made a part hereof.

This improved property is known as Windsor Tower Condominium, 4215 Harding Road, Nashville, Tennessee.

TO HAVE AND TO HOLD the said property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said property in fee simple, has a good right to convey the same, and the same is unencumbered, except as set out in Exhibit B attached hereto, and Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said property to the said Grantee, its successors 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 its hand and seal this 9th day of June, 1982.

WINDSOR TOWER, INC.
a Tennessee corporation

By: [signature]
Name:
Title: Vice-President

ATTEST:

[signature]
Name: BARBARA HERSHENHORN
Title: ASSISTANT SECRETARY

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, G. S. SCOVILLE, a Notary Public in and for the County and State aforesaid, personally appeared JERROLD W. MATHISEN, with whom I am personally acquainted, and who upon oath acknowledged himself to be the VICE-PRESIDENT of Windsor Tower, Inc., the within named bargainor, a Tennessee corporation, and that he as such VICE-PRESIDENT being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing his name as VICE-PRESIDENT of said corporation.

Witness my hand and seal at office in NASHVILLE TENN., this 9th day of June, 1982.

[signature]
Notary Public
My commission expires: 10-23-84

EXHIBIT A

LEGAL DESCRIPTION

Land in Davidson County, State of Tennessee, described as follows, to-wit:

The below described units, as shown on the Plat of Windsor Tower, a condominium, of record in Book 5200, page 71, Register's Office for Davidson County, Tennessee, together with respective undivided interests of each unit in the common elements of 4215 Harding Road Homeowners' Association, as described in Book 5313, page 338, et seq., Register's Office for Davidson County, Tennessee.

Begin property conveyed to Windsor Tower, Inc., by deed from Windsor Towers, Inc. and Laurence A. Grossman and wife, Dorothy A. Grossman, of record in Book 5257, page 980, and Jesse S. Siegel and Gladys Siegel, Co-Executors, under the will of Sam Siegel, of record in Book 5257, page 984, Register's Office for Davidson County, Tennessee, (as to remaining units).

Unit	% of Ownership
111	.694
207	.503
410	.765
503	.707
609	.765
610	.765
611	.707
705	.765
707	.707
907	.707
1201	.835
1206	.835

EXHIBIT B

Subject to:

1. Taxes for the year 1982 and subsequent years.

2. Limitations and conditions imposed by the "Horizontal Property Act" as set out in Code Sections 64-2701 to 22, both inclusive of the Tennessee Code Annotated, as amended.

3. Terms, provisions, covenants, conditions, easements and rights established by and contained in the Master Deed of 4215 Harding Road Homeowners' Association, filed July 19, 1978 and recorded in Book 5313, page 338, said Register's Office, including the plat recorded in Book 5200, page 71, said Register's Office, and the By-Laws of said Association recorded in Book 5313, page 358, said Register's Office.

4. Any lien or other obligation to pay assessments for pro-rated expenses of administration and of maintenance and repair of the common elements, general and limited of the building or any other expenses lawfully agreed upon and to pay the proportionate cost whenever it shall be proper to proceed with the reconstruction of the building in case of fire or other disaster and where the insurance indemnity is insufficient to cover the cost of such reconstruction as set out in Master Deed of record in Book 5313, page 338, said Register's Office.

5. Twenty-foot permanent sanitary sewer and drainage easement and an additional 15 foot temporary construction easement granted to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 3956, page 943, said Register's Office, as described therein and being parallel to the westerly line of said property and running to the southeasterly margin of the Memphis-Bristol Highway.

6. Rights of parties in possession, as to tenants only.

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

RECEIVED OF _____

FOR _____

BOOK 5900 PAGE 150

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
			650000.00- CO	
			1690.00 CO TX	
			.50 PRFEE	
			12.00 WDEED	
			CHECK 1702.50-	
			3542A06/18/82 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 9 6 3 0 3

FILM NO. REFERENCE

JUN 18 12 50 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 887257