#30441

FROM: CRC EQUITIES, INC.

TO: EDWIN B. RASKIN, TRUSTEE

THIS INSTRUMENT PREPARED BY:

Robert L. Trentham, Attorney
24th Floor, L & C Tower
Nashville, Tennessee 37219

ADDRESS NEW OWNER AS FOLLOWS:

Edwin B. Raskin, Trustee
12th Floor
Third National Bank Bldg.
Nashville, Tennessee 37219

SEND TAX BILLS TO: Same

BOOK 5972 PAGE 82

MAP & PARCEL
103-16C-104 401 AS
108 404
201 407
203 408
207 507
208 607
301
302
303
304
306

103-16-120

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $734,733.54.

Trustee
Affiant

Subscribed and sworn to before me, this 30th day of NOVEMBER, 1982.

Becky E. Waggoner
Notary Public

My Commission expires: 7/21/85

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, CRC EQUITIES, INC., a Tennessee corporation, hereinafter called the "Grantor," has bargained and sold and by these presents does transfer and convey unto EDWIN B. RASKIN, TRUSTEE, certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows:

See Exhibit A attached hereto and incorporated herein by reference as if set forth verbatim.

To have and to hold the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever and Grantor covenants with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and that the same is unencumbered except for a first Deed of Trust of record in Book 5474, Page 995, Register's Office of Davidson County, Tennessee, as modified by an instrument styled Modification to Deed of Trust and Assumption Agreement of record in Book 5698, Page 488, said Register's Office, a second modification to said Deed of Trust of record in Book 5917, Page 883, said Register's Office, all in favor of

First American Bank of Nashville, N.A. and by a second Deed of Trust of record in Book 5917, Page 886, Register's Office of Davidson County, Tennessee also in favor of the First American Bank of Nashville, N.A. The indebtednesses secured by said Deeds of Trust have not been assumed by Grantee but Grantee accepts title to the aforesaid property subject to said liens. Property taxes for 1982 are also a lien and have been assumed by Grantee.

TRACT I OF

The property described on Exhibit A is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 64-2701, et seq, of the Tennessee Code Annotated, as amended, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration, use and occupancy thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitation all conditions, covenants, restrictions, options, burdens, liens, assessments and other undertakings contained in the Master Deed and By-Laws for Wellington Arms Condominium, of record in Book 5721, Page 241, and instrument of correction to Master Deed for Wellington Arms Condominium, of record in Book 5740, Page 897, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto of record in Book 5721, Page 288, Register's Office for Davidson County, Tennessee.

The Plan of record in Book 5200, Page 316, said Register's Office, shows an Owner's Certificate and Joint Egress and Ingress easements.

The Plan of record in Book 5210, Page 341, said Register's Office, shows an Owner's Certificate, a 40 foot joint ingress and egress easement across the northwesterly portion of said lot and a portion of a 20 foot joint ingress and egress easement along the southeasterly lot line.

Grantor further covenants and binds itself, its successors, assigns and representatives, to warrant and forever defend

the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed the foregoing Deed by its duly authorized officer on the 30TH day of NOVEMBER, 1982.

CRC EQUITIES, INC.

By: G. H. Christianson, II
Secretary-Treasurer

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, BECKY E. WAGGONER, a Notary Public within and for the State and County aforesaid, personally appeared G. H. Christianson, II, with whom I am personally acquainted and who upon his oath acknowledged himself to be the Secretary-Treasurer of CRC EQUITIES, INC., the within named Bargainor, a corporation, and that he as such Secretary-Treasurer being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said G. H. Christianson, II as such Secretary-Treasurer.

Witness my hand and official seal at office in Nashville, Tennessee on this the 30 day of NOVEMBER, 1982.

Becky E. Waggoner
Notary Public

My Commission expires: 7/21/85

TRACT I:

Certain Condominium Apartments in Davidson County, Tennessee, being Unit Nos. 104, 108, 201, 203, 207, 208, 301, 302, 303, 304, 306, 401, 404, 407, 408, 507 and 607 on the Plan of Wellington Arms, a condominium development of record in Plat Book 5200, Page 316, Register's Office for said County, to which plan reference is made for a more complete and accurate description.

TRACT II:

Land in Davidson County, Tennessee, being Lot No. 2 on the resubdivision of the Third Revision of Lot No. 1 Stanford Center, of record in Plat Book 5210, Page 341, Register's Office for said County, to which plan reference is made for a more complete and accurate description.

Being part of the same property conveyed to CRC Equities, Inc., by deed from Wellington Arms Apartments, a partnership of record in Book 5698, Page 483, Register's Office for Davidson County, Tennessee.

H 19779

IDENTIF. REFERENCE

DEC 1 4 24 PM '82

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR BOOK 5972 PAGE 86

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
			734733.54- CO	
			1910.22 CO TX	
			.50 PRFEE	
			12.00 WDEED	
			CHECK 1922.72-	
			3015A12/01/82 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 1 9 7.7 9

IDENTIF. REFERENCE

Dec 1 4 24 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 913378