This Instrument Prepared By:
SAM D. HODGES, III
Grissim and Hodges, Attorneys
323 Union Street, Suite 400
Nashville, Tennessee 37201

WARRANTY DEED

BOOK 5972 PAGE 706

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
GARDENVIEW PROPERTIES Suite 253 4400 Belmont Park Terrace Nashville, Tennessee 37215	Third National Mortgage Co. P. O. Box 2628 Nashville, Tennessee 37219	147-7-B-46 and 147-7-B-23

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, W. P. RUSSELL, JR., and wife, Lynne M. Russell, hereinafter referred to as "Grantors," have bargained and sold, and by these presents do transfer and convey unto GARDENVIEW PROPERTIES, a Tennessee partnership of T. Wayne Williams and Frank D. Oster, its successors and assigns, those certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows:

TRACT I:

Being Unit no. J-46, Parcel 46, in Woodlea Place Townhouses as of record in Book 5050, page 101, Register's Office for said County, to which Plat reference is hereby made for a more particular description.

Being the same property conveyed to W. P. Russell, Jr., and wife, Lynne M. Russell, by deed from Frank Bumstead, Successor Trustee, of record in Book 5268, page 785, Register's Office for said County.

Subject to the terms and conditions contained in the following: Woodlea Place Declaration of Covenants and Restrictions, Charter of Woodlea Place Home Owner's Association, Inc., By-laws of Woodlea Place Home Owner's Association, Inc., and the Plan of record for Woodlea Place Townhouses of record in Book 5050, page 101, said Register's Office.

TRACT II:

Being Unit No. E-23, Parcel 23, in Woodlea Place Townhouses, as of record in Book 5050, page 101, Register's Office for said County, to which Plat reference is hereby made for a more particular description.

Being the same property conveyed to W. P. Russell, Jr., and wife, Lynn M. Russell, by deed from Frank Bumstead, Successor Trustee, of record in Book 5272, page 862, in the Register's Office for Davidson County, Tennessee.

Subject to the term and conditions contained in the following: Woodlea Place Declaration of Covenants and Restrictions, Charter of Woodlea Place Home Owner's Association, Inc., By-laws of Woodlea Place Home Owner's Association, Inc., and the Plan of record for Woodlea Place Townhouses of record in Book 5050, page 101, said Register's Office.

The above tracts of land are condominium apartments 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 and are subject to the provisions and requirements thereof.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever. Grantors do covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as follows:

1. Deed of Trust of record in Book 5272, page 864, in the Register's Office for Davidson County, Tennessee, to secure the payment of a note in the amount of $24,700.00 to Third National Bank in Nashville (applies to Tract II only).

2. Deed of Trust of record in Book 5268, page 787, said Register's Office, to secure the payment of a note in the amount of $31,300.00 to Third National Bank in Nashville (applies to Tract I only).

3. Terms, provisions, covenants, conditions, easements and rights as contained in the Declaration of Covenants and Restrictions, of record in Book 5197, page 544, and the By-laws of Woodlea Place Home Owners Association, Inc., recorded in Book 5197, page 585, said Register's Office.

4. Utility easement granted City of Nashville acting by and through the Electric Power Board of the city of Nashville by Virginia Yearwood Robertson across part of the premises as set out in the instrument of record in Book 3255, page 532, said Register's Office.

5. Instrument of record in Book 4750, page 536, said Register's Office, whereby the minimum building setback line of 100 feet from the center of the pike was amended to provide for a minimum building setback line of 30 feet from the margin of Edmondson Pike in lieu of the original building setback line.

6. Restrictive covenants contained in an instrument of record in Book 1715, page 537, said Register's Office.

7. Restrictive covenants contained in the deed of record in Book 1629, page 115, as modified in book 1726, page 379, and re-recorded in Book 1729, page 195, said Register's Office, as amended in book 4750, page 536, said Register's Office.

8. Restrictive covenants contained in the instruments of record in Book 2595, page 381, and Book 1850, page 566, all in the Register's Office for Davidson County, Tennessee.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons, whomsoever.

WITNESS our hands, this 30 day of November, 1982.

W. P. RUSSELL, JR.

LYNNE M. RUSSELL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared W. P. RUSSELL, JR., and LYNNE M. RUSSELL, the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 30 day of November, 1982.

NOTARY PUBLIC

My Commission Expires:

1/19/86

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $56,584.48. This is equal to or greater than the property would bring at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 2nd day of December, 1982.

Notary Public
My Commission Expires: 1/19/86

H 19969

IDENTIF. REFERENCE

DEC 2 3 01 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 5972 PAGE 709

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
			56584.43- CO	
			147.16 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK 156.66-	
			3261A12/02/82 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 199669

IDENTIF. REFERENCE

DEC 2 3 01 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 913616