THIS INSTRUMENT PREPARED BY
BERRY & OGLESBY, ATTORNEYS AT LAW, 125 THIRD AVE., NORTH, FRANKLIN, TENN.

WINDSOR TOWER CONDOMINIUM
UNIT WARRANTY DEED

BOOK 6037 PAGE 30

FROM: DAVID LEE DOWLEN, Unmarried
TO: ROBERT R. SHORT, Unmarried

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Robert R. Short, unmarried	Fidelity Federal	103-16-B
4215 Harding Road--Unit 102	401 Union	Par 2
Nashville, Tennessee 37205	Nashville, Tn. 37219	

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 43,000.00.

David Lee Dowlen
AFFIANT

Subscribed and sworn to before me this the 9 day of April, 1983.

Alice O Ingram
NOTARY PUBLIC

My commission expires: 4-26-86

FOR AND IN CONSIDERATION of the sum of Forty-Three Thousand ($43,000.00) Dollars, paid and to be paid as follows: $13,917.56 cash, the receipt of which is hereby acknowledged, and for the balance the hereinafter named grantee assumes and agrees to pay that certain note payable to Fidelity Federal Savings and Loan Association as evidenced by deed of trust securing same of record in Book 5358, page 72, Register's Office of Davidson County, Tennessee, said note having been paid down to $29,082.44, which is the amount herein assumed, I, DAVID LEE DOWLEN (Grantor herein), have bargained and sold and by these presents do hereby transfer and convey unto ROBERT R. SHORT (Grantee herein), his heirs and assigns, a certain interest in land in Davidson County, State of Tennessee, described as follows, to-wit:

> Being Unit No. 102 as shown on the Plat of Windsor Towers, a condominium, of record in Book 5200, page 71, Register's Office for Davidson County, Tennessee, together with an undivided .278% interest in common elements of 4215 Harding Road Homeowners' Association, as described in Book 5313, page 338, et seq., said Register's Office.
>
> Being the same property conveyed to David Lee Dowlen, unmarried, by deed of Windsor Tower, Inc. of record in Book 5358, page 70, Register's Office of Davidson County, Tennessee.
>
> As part of the consideration for this transfer, Grantee

agrees to be bound by the terms, covenants, and restrictions set forth in Master Deed for 4215 Harding Road Homeowners' Association, of record in Book 5313, page 338, and its attendant By-Laws of record in Book 5313, page 338, respectively, in said Register's Office.

Grantor does hereby transfer and sell unto Grantee all fixtures and appliances which might be owned by Grantor and located in said Unit, including range and refrigerator.

This conveyance is given subject to:

1. 1983 taxes, which have been prorated and adjusted as of the date hereof.
2. The terms and conditions of the Horizontal Property Act of Tennessee, the above Master Deed and By-Laws, the above Condominium Plat and any amendments thereto.
3. Twenty-foot permanent sanitary sewer and drainage easement and an additional 15-foot temporary construction easement 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.

TO HAVE AND TO HOLD the said Unit and undivided interest with the appurtenances, estate, title and interest thereto belonging to the said Robert R. Short, unmarried, his heirs and assigns, forever.

And Grantor does covenant with the said Robert S. Short, unmarried, that he is lawfully seized and possessed of said Unit and undivided interest in fee simple, has a good right to convey it and the same is unencumbered except as herein set forth.

And Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said Unit and undivided interest to the said Robert R. Short, unmarried, his heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand this the 9 day of April, 1983.

David Lee Dowlen

DAVID LEE DOWLEN

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STATE OF Alabama

COUNTY OF Calhoun

Personally appeared before me, Alice O. Ingram, a Notary Public in and for said State and County, the within named DAVID LEE DOWLEN, UNMARRIED, the bargainor, with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Anniston, Calhoun, Alabama, this the 9 day of April, 1983.

Alice O. Ingram
Notary Public

My commission expires:
4-27-86

H 4 1 5 7 3

RUSH

IDENTIF. REFERENCE

APR 13 2 00 PM '83

FELIX [illegible] CLERK
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6037 PAGE 33

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
			43000.00- CO	
			111.60 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	121.30-
	9889A	04/13/83	BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

APR 13 2 00 PM '83
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
IDENTIF. REFERENCE
H 4 1 5 7 3

No. 941627