Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
John B. Bearden Unit I-2, Green Hills Terrace Nashville, Tennessee 37215	Same	Map 117-15 Parcel 126
This instrument prepared by: Boult, Cummings, Conners & Berry, 21st Floor, First American Center, Nashville, TN 37238		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, E. Berry Holt III, a single person (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto the said John B. Bearden, a single person (the "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described in Exhibit A which is attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties.

2. The Property 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 of and requirements thereof; and is subject to the By-Laws for the administration 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 Establishing a Horizontal Property Regime of The Green Hills Terrace, of record in Book 5304, page 702, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto of record in Book 5304, page 745, said Register's Office.

3. Easement by M. C. Morris and Sidney Averbuch, dedicated by instrument of record in Book 4320, page 896, said Register's Office, which is as follows: "do hereby dedicate and grant a permanent easement, for the common use and enjoyment of and by all tenants now or hereafter residing on either of the afore-described tracts encompassing the said

apartment project, but subject to the lien of the deed of trust held by Mutual Benefit Life Insurance Company, which is of record in Book 3951, page 546, of the following area and improvements now or hereafter constructed or situated upon one or both of the said tracts; all walks, drive, parking area, swimming pool, laundry, party room and common recreation area.

4. Easement granted to Metropolitan Government for Sanitary Sewers and/or Storm drainage as of record in Book 3879, page 569, Register's Office for said County.

5. Title to that portion of the premises embraced within the bounds of any roads or highways.

6. Rights of parties in actual possession of all or any part of the premises other than the insured.

7. Deed of trust executed by Sidney Averbuch, et al., to Herschel Greer, Trustee, of record in Book 3951, page 546, said Register's Office, dated October 27, 1965, to secure to The Mutual Benefit Life Insurance Company, an indebtedness, in the amount of $1,130,000.00 and any other sums which may be and become payable under the terms thereof, including but not limited to principal, interest and service fee (see instrument for complete terms and conditions as well as possible rights and options of the mortgagee including rights respecting assumption of the debt secured thereby).

8. Deed of trust executed by Sidney Averbuch, et al., to Herschel Greer, Trustee, of record in Book 4046, page 777, said Register's Office, dated August 11, 1966, to secure to The Mutual Benefit Life Insurance Company, an indebtedness in the amount of $520,000.00 and any other sums which may be and become payable under the terms thereof, including but not limtied to principal, interest and service fee (see instrument for complete terms and conditions as well as possible rights and options of the mortgagee including rights respecting assumption of the debt secured thereby).

9. Consolidation and Modification Agreement on the above deeds of trust, of record in Book 4048, page 727, Register's Office for Davidson County, Tennessee.

10. Deed of trust executed by M. C. Morris and Sidney Averbuch, individually and d/b/a Green Hills Town House Apartments, dated February 17, 1978, filed in Book 4212, page 739, and corrected in Book 4218, page 120, both of record in the Register's Office for Davidson County, Tennessee, to secure an indebtedness in the amount of $575,000.00 and any other sums which may be and become payable under the terms thereof, including but not limited to principal, interest and service fee, together with an easement of record in Book 4317, page 162, said Register's Office (see instrument for complete terms and conditions as well as possible rights and options of the mortgagee including rights respecting assumption of the debt secured thereby). Assignment: Third National Bank in Nashville, Tennessee to United Mutual Savings Bank, New York, New York, dated March 12, 1969, filed for record April 10, 1969, in Book 4324, page 462, Register's Office for Davidson County, Tennessee.

11. Financing Statement of record in Book 4320, page 892, and in Book 4324, page 461, said Register's

Office, and in Secretary of State under file no. GG2449, refiled in Book 4794, page 258, said Register's Office.

12. By instrument of record in Book 4212, page 744, the rents under the deed of trust in Book 4212, page 739, and corrected in Book 4218, page 120, said Register's Office, were assigned to Third National Bank of Nashville and further assigned by Third National Bank to United Mutual Savings Bank in Book 4324, page 464, said Register's Office. The above deeds of trust, financing statements and assignment of rents appear of record and therefore are disclosed herein, however, the Grantor is providing the Grantee with an owner's title insurance policy that includes, as a special guarantee, insurance against loss or damage by reason of the enforcement or attempted enforcement of said deeds of trust, financing statements and assignment of rents.

13. The Plan of record in Book 5200, page 64, Register's Office for Davidson County, Tennessee, shows an owner's certificate.

14. Subject to the liens for any unpaid assessments and/or special assessments.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $55,000.00.

Affiant, John B. Bearden

Subscribed and sworn to before me this 2nd day of May, 1985.

Notary Public
My Commission Expires: 10-19-86

This is improved property, known as Unit I-2, Green Hills Terrace, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD the said Property, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, Grantee's heirs and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said Property in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 2nd day of May, 1983, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

E. BERRY HOLT III

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Maya K. Medlock a Notary Public in and for said County and State, the within named E. Berry Holt III, 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 official seal at Nashville, Tennessee, this 2nd day of May, 1983.

Maya K. Medlock
Notary Public
My Commission Expires: 7/24/

EXHIBIT "A"

A certain condominium apartment in Davidson County, State of Tennessee, described as follows, to wit:

Parcel No. 126, being also Unit No. I-2, in a Horizontal Property Regime, which is located on the Plat of the Green Hills Terrace, of record in Book 5200, page 64, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to E. Berry Holt III, by deed from Elaine Crockett Young, formerly Elaine Crockett Fulton, of record in Book 5947, page 874, said Register's Office.

H 4 5 2 6 5

IDENTIF. REFERENCE

MAY 2 4 29 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

05/03 1883 - 6360

4372

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____ BOOK 6048 PAGE 362

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

55000.00- CO
148.00 CO TX
.50 PRFEE
10.00 MISC
CHECK 158.50-
4372A05/02/03 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 4 5 2 6 5

IDENTIF. REFERENCE

MAY 2 4 29 PM '03

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 945975