This Instrument Prepared By:

THRAILKILL & GOODMAN, P.C.
20th Floor
First American Center
Nashville, Tennessee 37238

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Robert C. Fraser 4400 Belmont Park Terrace, Unit 205 Nashville, TN 37215	Same	131-3C-205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Thirty-Five Thousand and No/100 Dollars ($135,000.00), the receipt of which is hereby acknowledged, ROBERT H. LITTLE and wife, BONNIE M. LITTLE (hereinafter called the Grantors), have bargained and sold, and by these presents do transfer and convey unto ROBERT C. FRASER (hereinafter called the Grantee), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described more fully on Exhibit A attached hereto and made a part hereof. Such property is improved property, known as Unit 205, Arden Place Condominiums, 4400 Belmont Park Terrace, Nashville, Tennessee 37215.

This conveyance is subject to restrictive covenants of record in Book 4628, page 473, Register's Office of Davidson County, Tennessee, various setback lines and easements set forth on the plan of record regarding the property, of record in Book 5210, page 7, said Register's Office, the Articles of Incorporation of Arden Place Homeowners' Association, Inc., of record in Book 4749, page 635, said Register's Office, and the

by-laws of said corporation, a financing statement in favor of the Electric Power Board of the Metropolitan Government of Nashville and Davidson County "Nashville Solar Administration Fund," of record in Book 5921, page 536, said Register's Office, and the Declarations of Covenants and Supplemental Declarations of Covenants, including liens for annual and special assessments, of record in Book 4754, page 455, Book 4819, page 564, Book 4916, page 277, Book 5019, page 942, Book 5091, page 66, Book 5129, page 120, Book 5163, page 384, and Book 5231, page 375, all in said Register's Office.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and we do covenant with the said Grantee that we 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 herein set forth, and for real property taxes for 1983, a lien not yet due and payable; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real property to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 11 day of May, 1983.

ROBERT H. LITTLE

Bonnie M. Little
BONNIE M. LITTLE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Michael O'Brant, a Notary Public in and for said County and State, Robert H. Little, the within named 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 11th day of May, 1983.

Notary Public

My Commission Expires:

7-17-83

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Michael O'Brant, a Notary Public in and for said County and State, Bonnie M. Little, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 10th day of May, 1983.

Notary Public

My Commission Expires:

7-17-83

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer, whichever is greater, is $135,000.00.

Michael D. Brent, Closing
Attorney

Sworn to and subscribed before me
this 11th day of May, 1983.

Notary Public

My Commission Expires:
10-20-85

EXHIBIT A

Certain real estate in Davidson County, Tennessee, as follows:

Building site number 205 on the plan of Arden Place, Section VIII, as of record in Book 5210, page 7, Register's Office for Davidson County, Tennessee, reference to which plat is hereby made for a more complete and accurate description of said property, together with one membership in Arden Place Homeowners' Association, Inc., a not for profit corporation of the State of Tennessee, and all obligations and privileges thereunto belonging or in any wise appertaining to said membership.

Being the same property conveyed to Robert H. Little and wife, Sherri Wallace Little, by deed from Sheridan Construction Company, a Tennessee corporation, of record in Book 5258, page 30, Register's Office for said county, the said Robert H. Little and wife, Sherri Wallace Little, having sinced divorced, and by final decree of record in Book 5510, page 449, said Register's office, title having been vested in Robert H. Little.

7006 05/12 366.50- CHECK
H473847
IDENTIF. REFERENCE
MAY 12 1 16 PM '83
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

BOOK 6055 PAGE 365

RECEIVED OF_____

FOR_____

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

135000.00- CO
351.00 CO TX
.50 PRFEE
15.00 MDEED
CHECK 366.50-
7006A05/12/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H47384

IDENTIF. REFERENCE

MAY 12 1 16 PM '83

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

No. 948509