B0412

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) BOOK 6101 PAGE 637

The actual consideration or value, whichever is greater, for this transfer is $110,000.00.

Ruth T. Trammell
Affiant

Subscribed and sworn to before me, this the 22nd day of July 1983.

Mary M. Murrah
Notary Public

My Commission Expires: 10-10-86
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:

Thomas I. Holman 230 Fourth Avenue, North, Nashville, TN 37219
Name Address

Address New Owner(s):	Send Tax Bills To:	Map Parcel Numbers
Ruth T. Trammell	Same	Map 116-3-E 20
105 Nichols Court		
Nashville, Tennessee 37205		

WARRANTY DEED

For and in consideration of the sum of Ten Dollars ($10.00.) in hand paid and other good and valuable consideration, the receipt and sufficiency whereof is hereby acknowledged, the undersigned, Woodmont Property I, a Tennessee joint venture composed of Town Properties, Inc., a Tennessee corporation and Union Financial Corporation, a Tennessee corporation (hereinafter the "Grantor") has granted, bargained and sold, and by these presents does hereby sell, transfer and convey unto RUTH T. TRAMMELL, (hereinafter the "Grantee") and Grantee's heirs, successors and assigns, the following described land situated, being and lying in the County of Davidson, State of Tennessee, to wit:

Unit 5 created under Title 66, Chapter 27 Tennessee Code Annotated, Sections 101 et seq. as amended, and as established by Master Deed of record in Book 6087, page 444, Register's Office of Davidson County, Tennessee, as corrected by instrument of record in Book 6096, page 70, said Register's Office, together with the undivided percentage interest in the common elements appurtenant to said Unit described in said Master Deed. Reference is hereby made to the Plat of Nichols Court of record in Book 5200, page 457, in said Register's Office, for more complete identification and description of such Unit.

Being part of the property conveyed to Woodmont Property I, a joint venture composed of Town Properties, Inc. and Union Financial Corporation by deed from Woodlawn Mansion, Ltd., a Tennessee limited partnership, of record in Book 5927, page 78, said Register's Office and by Deed of Correction from Woodlawn Mansion, Ltd. to Woodmont Property I, a joint venture, of record in Book 5944, page 868, Register's Office of Davidson County, Tennessee.

Real property taxes have been prorated between the parties, and Grantee assumes and agrees to pay taxes for the year 1983 and subsequent years.

Together with all of its appurtenances according to the Master Deed of Nichols Court. Subject, however, to all of the provisions of the Master Deed and Bylaws of Nichols Court, and the Grantee hereby assumes and agrees to observe and perform all obligations imposed on Grantee under the Master Deed, including, without limitation, the payment of assessments for the operation and maintenance of the condominium Homeowner's Association.

By receipt of this Warranty Deed, Grantee hereby acknowledges that she has received a copy of and has reviewed the Master Deed of Nichols Court.

This conveyance is subject to all other reservations, restrictions and easements of record in the Register's Office of Davidson County, Tennessee.

This is improved property, known as 105 NICHOLS COURT, Nashville, Tennessee 37205.

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 heirs and assigns, forever; and the Grantor does hereby covenant 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 the same is unencumbered, unless otherwise herein set out; and Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, its heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantor has hereby executed this Warranty Deed this the 22nd day of July, 1983.

WOODMONT PROPERTY I
a Tennessee joint venture

By: Town Properties, Inc.
a Tennessee corporation

By: Richard Fencl
Name: RICHARD FRENCH
Title: V.P. Town Properties Inc.

By: Union Financial Corporation
a Tennessee corporation

By: D Jay Fecker III
Name: D Jay Fecker III
Title: Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Richard French, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the Vice President of the Town Properties, Inc., the within-named bargainor, a corporation, and that he as such Vice President, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Richard French as such Vice President.

WITNESS my hand and official seal at Nashville, Tennessee, on this the 22nd day of July, 1983.

Mary M. Murrah
Notary Public

My Commission Expires:
10-19-86

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared J. Jay Peeler, III, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the Vice President of the Union Financial Corporation, the within-named bargainor, a corporation, and that he as such Vice President, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said J. Jay Peeler, III as such Vice President.

WITNESS my hand and official seal at Nashville, Tennessee, on this the 22nd day of July, 1983.

Mary M. Murrah
Notary Public

My Commission Expires:
10-19-86

IDENTIF. REFERENCE

JUL 25 3 26 PM '83
FELIX Z. WILSON T.C. REGISTER
DAVIDSON COUNTY, TN

H 6.2.6 3 1

7

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR BOOK 6101 PAGE 641

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

110000.00- CO
286.00 CO TX
.50 PRFEE
12.00 WDEED
CHECK 298.50-
4501A07/25/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 6 2 6 3 1

IDENTIF. REFERENCE

Jul 25 3 26 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 966169