H 63648

IDENTIF. REFERENCE

JUL 29 | 10 PM '83

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN

07/29/83 0750 CHECK

WARRANTY DEED

FROM: Harding Manor Associates

TO: BGS Properties, Inc.

Address New Owner(s) as follows:	Send Tax Bills to:	Map-Parcel No.
	BOOK 6105 PAGE 51	
BGS Properties, Inc. c/o Robert B. Gessler Munn Road Nashville, TN 37214	Metropolitan Federal Savings & Loan Association P.O. Box 1445 Nashville, TN 37202	Map 147 Parcel 25

This instrument prepared by: DEARBORN & EWING, Attorneys, Suite 1200, One Commerce Place, Nashville, Tennessee 37239

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 34,250.00 .

Robert B. Gessler
Affiant

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

Angela J. Murphy
Notary Public

ANGELA J. MURPHY NOTARY PUBLIC AT LARGE STATE OF TENN.

My Comm. Expires: 10-19-86

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) the receipt of which is hereby acknowledged, Harding Manor Associates, a joint venture, hereinafter called "Grantor," has this day bargained and sold, and does hereby transfer and convey unto BGS Properties, Inc., hereinafter called "Grantee", (whether one or more persons or entities) his heirs, personal representatives, successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Unit B-9, of Harding Place Condominium created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 6104 page 725, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Harding Place Condominium of record in Book 5200, page 571, said Register's Office, for a more complete identification and description of such Unit.

Being part of the same property conveyed to Harding Manor Associates, a joint venture, by deed from Harding Manor Limited, a Tennessee limited partnership, of record in Book 6004, page 284, Register's Office for Davidson County, Tennessee.

This is improved property, known as Unit B-9, Harding Place Condominium, 441 Harding Place, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, his heirs, personal representatives, successors and assigns, forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for those exceptions listed in the schedule of exceptions to coverage in the title insurance policy

furnished Grantee by Grantor insuring Grantee's interest in the above described property. The schedule of exceptions to such title insurance policy is by reference incorporated herein.

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said real estate to said Grantee, his heirs, personal representatives, successors and assigns, against the lawful claims of all persons.

Grantee, by acceptance of this deed, hereby joins in and accepts, and agrees to be bound by the foregoing instruments creating Harding Place Condominium and Harding Place Condominium Association, Inc. Grantee further agrees hereby to pay all assessments whether special or general which are levied by Harding Place Condominium Association, Inc. in connection with Harding Place Condominium. Grantee specifically consents to the terms and conditions of Paragraph 7 of the Master Deed providing for the retention of a lien in favor of the Association to secure the payment of all such assessments and a power of sale to enforce the assessment lien.

IN WITNESS WHEREOF, the parties have executed this instrument as of the 1st day of July, 1983.

BGS Properties, Inc.

BY: Robert B. Gessler
Robert B. Gessler,
Secretary/Treasurer

"GRANTEE"

HARDING MANOR ASSOCIATES,
a Joint Venture

BY: FREEMAN WEBB DEVELOPERS, INC.,
Joint Venturer

BY: W. H. Fr
Title: President

"GRANTOR"

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared W. H. Freeman with whom I am personally acquainted, and who upon oath acknowledged himself to be President of Freeman Webb Developers, Inc., joint venturer of Harding Manor Associates, the within named bargainor, a joint venture, and that he as such Pres, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the joint venture by himself as Pres of Freeman Webb Developers, Inc., joint venturer.

Witness my hand and seal, in Nashville, Tennessee, this the 15 day of July, 1983.

My Commission Expires: 10-19-86

Angela T. Murphy
NOTARY PUBLIC

ANGELA T. MURPHY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, _____,
a Notary Public in and for said County and State, the within named
_____,
the bargainor__, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and seal, in Nashville, Tennessee, this the ____ day of_____, 1983.

My Commission Expires: _____ _____
NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Robert B. Gessler, with whom I am personally acquainted, and who upon oath acknowledged himself to be Sec./Treasurer of BGS Properties, Inc. the within named bargainor, a corporation, and that he as such Sec./Treasurer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Secretary/Treasurer.

Witness my hand and seal, in Nashville, Tennessee this the 20 day of June, 1983.

Angela J. Murphy
NOTARY PUBLIC

ANGELA J. MURPHY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 10-19-86

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____ BOOK 6105 PAGE 54

CO -CONVEYANCE	CC -CERTIFIED COPY	MISC -MISCELLANEOUS
MO -MORTGAGE	REL -RELEASE	COTX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE	MOTX -STATE TAX MORT
TD -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			34250.00-	CO
			88.92	CO TX
			.50	PRFEE
			9.00	WDEED
			CHECK	98.42-
5750A07/29/83			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 6 3 6 4 8

IDENTIF. REFERENCE

JUL 29 | 10 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 967379