Address New Owner as follows:	Send tax bills to:	Map & Parcel
Imogene Nixon 1900 Richard Jones Rd. Unit No. U-7 Nashville, Tennessee 37215	Same	117-15-196

BOOK 6106 PAGE 734

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, HAZEL H. PAYNE, a widow, hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto IMOGENE NIXON, hereinafter called the Grantee, her heirs and assigns, a certain condominium apartment in the County of Davidson, State of Tennessee, described as follows, to-wit:

> Parcel No. 196, being Unit No. W-4 in a Horizontal Property Regime located on the Plat of Green Hills Terrace of record in Book 5200, page 64, Register's Office for Davidson County, Tennessee, to which reference is hereby made.
>
> Being the same property conveyed to Hazel H. Payne by Warranty Deed from Ervin M. Entrekin, Trustee, of record in Book 5316, page 468, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract of land, together with any improvements thereon, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns forever.

AND GRANTOR COVENANTS with the said Grantee that she is lawfully seized and possessed of said property, that she has a good right to convey it and that the same is unencumbered, except for taxes for the year 1983 which which are a lien against the property but are not yet due and payable and those exceptions set forth in Exhibit "A" attached hereto and incorporated herein by reference.

AND GRANTOR DOES further covenant and bind her heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand on this the 18 day of July, 1983.

Hazel H. Payne
HAZEL H. PAYNE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared HAZEL H. PAYNE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she has executed the foregoing instrument for the purposes contained herein.

WITNESS my hand and official seal at office in Nashville, Tennessee this 16th day of July, 1983.

NOTARY PUBLIC

My commission expires: 11/3/84

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $40,000.00.

AFFIANT

Sworn to and subscribed before me this the 18th day of July, 1983.

NOTARY PUBLIC

My commission expires: 11/3/84

This instrument was prepared by:
John N. Popham, Attorney
TUNE, ENTREKIN & WHITE
26th Floor, First American Center
Nashville, Tennessee 37238

1. The premises herein conveyed is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Sec. 64-2701, et. seq. of the Tennessee Code Annotated, as amended, and is subject to the provisions and requirements thereof; and is subject to the Bylaws 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 Bylaws appended thereto of record in Book 5304, page 745, Register's Office for said County.

2. 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 mortgages, including rights respecting assumption of the debt secured thereby.)

3. 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 limited to principal, interest and service fee. (See instrument for complete terms and conditions as well as possible rights and options of the mortgages, including rights respecting assumption of the debt secured thereby.)

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

5. Deed of Trust executed by M.C. Morris and Sidney Averbuch, individually and d/b/a Green Hills Town House Apartments, dated February 17, 1968, filed for record February 19, 1968, of record in Book 4212, page 739, and corrected by instrument dated February 29, 1968, filed for record March 11, 1968, of record 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, Register's Office for Davidson County, Tennessee. (See instrument for complete terms and conditions as well as possible rights and options of the mortgages, 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.

6. Financing Statement of record in Book 4320, page 892, and in Book 4324, page 461, Register's Office for Davidson County, Tennessee, and in the office of Secretary of State under File Number GG 2449, refiled in Book 4794, page 258, Register's Office for Davidson County, Tennessee.

7. 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, by instrument of record in Book 4324, page 464, Register's Office for Davidson County, Tennessee.

8. 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 aforedescribed 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, part room and common recreation area."

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

10. Rights of parties in actual possession of all or any part of the premises other than the Grantee.

11. The Plan of record in Book 5200, page 64, said Register's Office, shows an Owner's Certificate.

12. Subject to the lien for any unpaid assessments and/or special assessments.

13. Easement granted to Metropolitan Government for Sanitary Sewers and/or Storm drainage as of record in Book 3879, page 569, said Register's Office which may affect the property.

RUSH
FELIX Z. WILSCHUTT REGISTER
DAVIDSON COUNTY, TN
AUG 1 1 41 PM '83
IDENTIF. REFERENC
H 6.4 0 7.1

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF_____

BOOK 6106 PAGE 738

FOR_____

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
			40000.00- CO	
			104.00 CO TX	
			.50 PRFEE	
			12.00 WDEED	
			CHECK	116.50-
6218A08/01/83			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 6407 1

IDENTIF. REFERENCE

AUG 1 1 41 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 967836