WARRANTY DEED

FROM: Pagoda Associates

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TO: Charles V. Collins and wife, Judith R. Collins

Address New Owner(s) as follows:

Mr. and Mrs. Charles V. Collins
4578 Lake Vista Drive
Memphis, TN 38128

Send Tax Bills to:

Metropolitan Federal Savings & Loan Assn.
P.O. Box 1445
Nashville, TN 37202

Map-Parcel

133-15-A, 74

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 $ 29,300.00.

Stephen C Barker
Affiant

Subscribed and sworn to before me, this the 5 day of August, 1983.

Deborah R. Lightfoot
Notary Public

DEBORAH R. LIGHTFOOT NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Comm. Expires: 7-21-85

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) the receipt of which is hereby acknowledged, Pagoda Associates, a joint venture, hereinafter called "Grantor," has this day bargained and sold, and does hereby transfer and convey unto Charles V. Collins and wife, Judith R. Collins 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 M-4, of Pagoda Condominium created under Title 66, Chapter 27, Section 101 et seq., as amended, Tennessee Code Annotated and as established by a Master Deed of record in Book 6111, page 22 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 Pagoda Condominium set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of such Unit.

Being part of the same property conveyed to Pagoda Associates, a joint venture, by deed from Joseph N. Barker, Successor Trustee, of record in Book 6111, page 18, Register's Office for Davidson County, Tennessee.

This is improved property known as Pagoda Condominium Unit M-4, 320 Welch Road, 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 free and clear of all encumbrances except those exceptions listed in the schedule of exceptions to coverage in the title insurance policy issued by Ticor Title Insurance Company, furnished to 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.

7962

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, as part of the consideration for this conveyance, further agrees to pay all real property taxes assessed against the real property herein conveyed to Grantee on or before January 1 of each year following the year for which such taxes are assessed. Grantee agrees that if such taxes are not paid by said date, then Pagoda Associates shall have the right to pay such taxes and to collect from Grantee the amount of such taxes paid plus interest from the date of such payment at the highest rate permitted to be charged under the laws in effect from time to time, together with all costs of collection, including reasonable attorneys' fees. This covenant of Grantee shall be binding upon his heirs, personal representatives, successors and assigns, and shall be deemed to be a convenant running with the real property herein conveyed until April 1, 1987 at which time the covenant of Grantee contained in this paragraph shall automatically expire.

Grantee, by acceptance of this deed, hereby joins in and accepts, and agrees to be bound by the above described Master Deed, By-Laws, Plat, and Charter creating Pagoda Condominium and Pagoda Condominium Association, Inc. Grantee further agrees hereby to pay all assessments whether special or general which are levied by Pagoda Condominium Association, Inc. in connection with Pagoda 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 August 1, 1983.

Charles V. Collins

Judith R. Collins

PAGODA ASSOCIATES, a joint venture

BY: SOUTHEASTERN CONVERSION CORPORATION, joint venturer

BY: L. H. Hardwick III

Title: President

"GRANTEE" "GRANTOR"

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared L. H. Hardwick, III with whom I am personally acquainted, and who upon oath acknowledged himself to be Pres. of Southeastern Conversion Corporation, joint venturer of Pagoda 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 Southeastern Conversion Corporation, joint venturer.

Witness my hand and seal, in Nashville, Tennessee, this the 5th day of August, 1983.

My Commission Expires: 4-22-84

Ruth R. Hayward
NOTARY PUBLIC

STATE OF Tennessee)
COUNTY OF Shelby)

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles V. Collins and Judith R. Collins, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, in Memphis, this 15th day of July, 1983.

My Commission Expires: _____

NOTARY PUBLIC

MY COMMISSION EXPIRES MARCH 3, 1986

STATE OF _____)
COUNTY OF _____)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be _____ of _____, the within named bargainor, a _____, and that _____ as such _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the _____ by _____ as _____.

Witness my hand and seal, in _____ this _____ day of _____, 1983.

My Commission Expires: _____

NOTARY PUBLIC

H6555.6

IDENTIF. REFERENCE

AUG 8 11 53 AM '83

FELIX Z. WILSON, R.M. REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF _____ BOOK 6111 PAGE 344

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
			29300.00-	CO
			76.18	CO TX
			.50	PRFEE
			9.00	WDEED
			CHECK	35.68-
7962A	08/08/83		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 6.5 5 5.6

IDENTIF. REFERENCE

AUG 8 11 53 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 969529