9286 08/12 11:42- BOOK

# WARRANTY DEED

FROM: Pagoda Associates

BOOK 6114 PAGE 658

TO: Hugh C. Howser, Jr., Trustee for Consolidated Equity, a Tennessee General Partnership

| Address New Owner(s) as follows: | Send Tax Bills to: | Map-Parcel |
|---|---|---|
| Hugh C. Howser, Jr., Trustee for Consolidated Equity<br>c/o Metropolitan Federal Savings and Loan Association<br>230 Fourth Avenue North<br>Nashville, TN 37219 | Metropolitan Federal Savings & Loan Assn.<br>P.O. Box 1445<br>Nashville, TN 37202 | 133-15-A<br>7 |

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 $ 39,250.00.

H C Howser Jr Trustee
Affiant

Subscribed and sworn to before me, this the 26th day of July, 1983.

Stephen C Baker
Notary Public

STEPHEN C. BAKER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Comm. Expires: 1-22-84

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 Hugh C. Howser, Jr., Trustee for Consolidated Equity, a Tennessee General Partnership 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-1, 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 B-1, 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.

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.

Hugh C. Howser, Jr., Trustee
for Consolidated Equity

PAGODA ASSOCIATES, a joint venture

BY: SOUTHEASTERN CONVERSION CORPORATION, joint venturer

BY: _____

Title: Vice Pres

"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 John B. Bearden with whom I am personally acquainted, and who upon oath acknowledged himself to be Vice Pres of Southeastern Conversion Corporation, joint venturer of Pagoda Associates, the within named bargainor, a joint venture, and that he as such V.P., 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 V.P. of Southeastern Conversion Corporation, joint venturer.

Witness my hand and seal, in Nashville, Tennessee, this the 8 day of August, 1983.

My Commission Expires: 10-19-86

NOTARY PUBLIC AT LARGE STATE OF TENN.

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Hugh C. Howser, Jr., Trustee, the 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 seal, in Nashville, Tennessee, this 26th day of July, 1983.

My Commission Expires: 1-22-84

Stephen C Baker
NOTARY PUBLIC

STEPHEN C BAKER NOTARY PUBLIC AT LARGE STATE OF TN

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

H 66685

IDENTIF. REFERENCE

AUG 12 10 21 AM '83

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

# OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6114 PAGE 661

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | 39250.00- CO | |
| | | | 101.92 CO TX | |
| | | | .50 PRFEE | |
| | | | 9.00 WDEED | |
| | | | CHECK 111.42- | |
| 9286AD8/12/83 | | | BAL .00 | |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 6 6 6 8 5

IDENTIF. REFERENCE

Aug 12 10 21 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 970817