WARRANTY DEED

FROM: Wessex Towers, Ltd., a Limited Partnership

TO: Leah Rose Werthan

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BAB

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Leah Rose Werthan 6666 Brookmont Terrace Apt. Unit 1204 Nashville, Tennessee 37205	SAME	Map 129-14-A Parcel 135

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 $145,000.00.

Leah Rose Werthan
Affiant

Subscribed and sworn to before me, this the 31st day of August, 1983.

Betsy Ann Bright
NOTARY PUBLIC

My Commission Expires: 1-18-87

FOR AND IN CONSIDERATION of the sum of One Hundred Forty Five Thousand and No/100 Dollars ($145,000.00), the receipt of which is hereby acknowledged, Wessex Towers Ltd., a Limited Partnership, hereinafter called "Grantors" (whether one or more persons or entities), their heirs, personal representatives, successors and assigns, have this day bargained and sold, and do hereby transfer and convey unto Leah Rose Werthan, hereinafter called "Grantee," her heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Apartment Unit No. 1204, of Wessex Towers Condominium created under Title 64, Sections 2701 et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, which was executed by Central Tennessee Investment Company, Inc., of record in Book 5414, page 634, 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 Wessex Towers Condominium Apartments, of record in Book 5200, page 142, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Wessex, Towers Ltd., a Limited Partnership by deed from Central Tennessee Investment Company, Inc., of record in Book 5416, page 586, Register's Office for Davidson County, Tennessee.

This is improved property, known as Apartment No. 1204, Wessex Towers Condominium, 6666 Brookmont Terrace, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Leah Rose Werthan, her heirs and assigns, forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except:

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1. Taxes for the year 1983, which have been prorated.

2. All terms and provisions of the Master Deed of record in Book 5414, page 634, Register's Office, Davidson County, Tennessee.

3. All terms and provisions of the Charter of Wessex Towers Condominium Association, Inc., of record in Corporation Book Volume 67, page 1023, in the Office of the Secretary of the State of Tennessee, and in Book 5412, page 451, Register's Office, Davidson County, Tennessee, and the By-Laws and rules and regulations of said corporation.

4. Easements and restrictions as shown on the plat of Wessex Towers Condominium Apartments of record in Book 5200, page 142, Register's Office, Davidson County, Tennessee.

5. Such liens and other matters, if any, against which Grantee' title insurer commits to insure Grantee from loss as provided in the title insurance policy provided Grantee by Grantors.

6. Rights of tenant under existing lease, if any.

Grantors further covenant and bind themselves, their heirs, personal representatives, successors and assigns, to warrant and forever defend the title to said real estate to said Grantee, her heirs and assigns, against the lawful claims of all persons, whomsoever.

Grantee, by acceptance of this deed, hereby accepts, and agrees to be bound by the forgoing instruments creating Wessex Towers Condominium and Wessex Towers Condominium Association, Inc. Said Grantee further agrees hereby to pay all assessments whether special or general which are levied by Wessex Towers Condominium Association, Inc. in connection with Wessex Towers Condominium.

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 Central Tennessee Investment Company, Inc. may elect to pay such real property taxes, and in such event Central Tennessee Investment Company, Inc. shall have the right to collect the amount of such taxes paid from Grantee 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 the heirs and assigns of Grantee and shall be deemed to be a covenant running with the real property herein conveyed until January 1, 1990, at which time the covenant of Grantee contained in this paragraph shall automatically expire.

IN WITNESS WHEREOF, the parties have executed this instrument on this 31st day of August, 1983.

Leah Rose Werthan

Leah Rose Werthan

"GRANTEE"

Wessex Towers, Ltd., a Limited Partnership

BY: David W. Talley, General Partner

David W. Talley, General Partner

"GRANTORS"

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and seal, at office in Nashville, Tennessee, this the 31st day of August, 1983.

Beth Ann Bisig
NOTARY PUBLIC

My Commission Expires: 1-18-87

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared David W. Talley, with whom I am personally acquainted and who upon oath acknowledged himself to be a General Partner of Wessex Towers, Ltd., the within named bargainor, a Limited Partnership and that he as such General Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Limited Partnership by himself as such General Partner.

Witness my hand and seal, at office in Nashville, Tennessee, this the 31st day of August, 1983.

Beth Ann Bisig
NOTARY PUBLIC

My Commission Expires: 1-18-87

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IDENTIF. REFERENCE

AUG 31 3 15 PM '83

FELIX A. WILSON, REGISTER
DAVIDSON COUNTY, TN

RECEIVED

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6126 PAGE 806

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

145000.00- CO
377.00 CO TX
.50 PRFEE
9.00 WDEED
CHECK 386.50-
3962A08/31/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 7.0 6 6.2

IDENTIF. REFERENCE

Aug 31 3 15 PM '83

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 975365