OFFICIAL RECEIPT

PREPARED BY: DOAK & HOLLAND ATTORNEYS - 2740-A Old Lebanon Rd., Nashville, TN 37214

DOAK & HOLLAND
2740-A Old Lebanon Road
Nashville, Tenn. 37214

WARRANTY DEED

FROM: Billy J. Simons

TO: Stephen D. Woodard

BOOK 6179 PAGE 894

Address new owner(s) as follows:	Send tax bills to:	Map-Parcel No.
Stephen D. Woodard P.O. Box 4375 Madison, TN 37115	Metropolitan Federal 230 4th Avenue N. Nashville, TN 37219	52-16A 41

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 27,500.00 .

Affiant

Subscribed and sworn to before me, this the 1st day of November, 1983.

Marie B. Cummings
NOTARY PUBLIC
COMMISSION EXPIRES: 19 June 1986

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) the receipt of which is hereby acknowledged, BILLY J. SIMONS, hereinafter called "Grantor", has this day bargained and sold, and does hereby transfer and convey unto STEPEHN D. WOODARD hereinafter called "Grantee", (whether one or more persons or entities) his heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Apartment Unit No. E-41, of Neely's Bend Condominium created under Title 64, Sections 2701 et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 5483, page 86, 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 Neely's Bend Condominium of record in Book 5200, page 200, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Billy J. Simons by deed from HFS Properties, a Joint Venture of record in Book 5502, page 742, Register's Office for Davidson County, Tennessee.

This is improved property, known as Apartment Unit No. E-41, Neely's Bend Condominium, 1301 Neely's Bend Road, Madison, TN 37115, said property is not the principal place of residence of Billy J. Simons.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, his heirs 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:

1. Deed of trust dated June 7, 1983, of record in Book 6071, page 548, Register's Office for Davidson County, Tennessee, to Metropolitan Federal Savings and Loan Association in the original principal amount of $25,000.00, which grantee assumes and agrees to pay when and as due.

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

3. All terms and provisions of the Master Deed of record in Book 5483, page 86, Register's Office for Davidson County, Tennessee.

OFFICIAL RECEIPT

4. All terms and provisions of the Charter of Neely's Bend Condominium Association, Inc., of record in the Office of the Secretary of State of Tennessee under Document No. 00090 01074, in Book 5476, page 765, Register's Office for Davidson County, Tennessee, and the By-Laws and Rules and Regulations of said corporation.

5. Easements and restrictions as shown on the plat of Neely's Bend Condominium of record in Book 5200, page 200, Register's Office for Davidson County, Tennessee.

BOOK 6179 PAGE 895

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

7. Terms and conditions of unrecorded lease to existing tenant.

Grantor further convenants and binds itself, its successors and assigns, to warrant and forever defend the title to said real estate to said Grantee his heirs 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 Neely's Bend Condominium and Neely's Bend Condominium Association, Inc. Said Grantee further agrees hereby to pay all assessments whether special or general which are levied by Neely's Bend Condominium Association, Inc. in connection with Neely's Bend 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 Grantor may elect to pay such real property taxes, and in such event Grantor 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 of the State of Tennessee 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, successors and assigns of Grantee and shall be deemed to be a covenant running with the real property herein conveyed until January 1, 1999, 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 1st day of November, 1983.

H 8 7 7 4 7.

IDENTIF. REFERENCE

Nov 22 9 19 AM '83

FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN

Billy J. Simons
BILLY J. SIMONS

Stephen D. Woodard
STEPHEN D. WOODARD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid, the within named Billy J. Simons ~~and XXXXXX~~, ~~XXXXXXXXXXXXXX~~, Grantors and Stephen D. Woodard, Grantee, 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 at office in Nashville, Tennessee, this 1st day of November, 1983.

Marie B. Cummings
NOTARY PUBLIC

My Commission Expires; 19 Jan. 1986

CHECK 11/22 78.00-

4266

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

RECEIVED OF _____

FOR _____

BOOK 6179 PAGE 896

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

27500.00- CAMT.
71.50 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 78.00-
4266A11/22/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 8 7 7 4 7

IDENTIF. REFERENCE

Nov 22 8 19 AM '83

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

No. 995031