OFFICIAL RECEIPT

BOOK 6185 PAGE 14

WARRANTY DEED

FROM: Lanny H. Waller and wife, Sandra R. Waller

TO: Danny R. Poland

Address New Owner(s)	Send Tax Bill to:	Map-Parcel No.
Danny R. Poland Maryland Farms Horse Barn Suite 5 Brentwood, TN 37027	Same	133-15-A 16

This instrument prepared by: Joe N. Hopper, First Tennessee Bank Bldg. Brentwood, Tennessee 37027

mail

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $38,120.43.

Affiant

Closing Attorney

Subscribed and sworn to before me, this the 28th day of November, 1983.

Notary Public

My Commission Expires: 1-26-85

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) the receipt of which is hereby acknowledged, Lanny H. Waller,ET UX hereinafter referred to as "Grantors", has this day bargained and sold, and does hereby transfer and convey unto Danny R. Poland, hereinafter referred to as "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 A-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 _____, Page _____, 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 _____, Page _____, Register's Office for Davidson County, Tennessee.

Being also the same property conveyed to Lanny H. Waller by deed from Pagoda Associates, of record in Book ____, Page ____, Register's Office of Davidson County, Tennessee.

This is improved property known as Pagoda Condominium Unit A-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. Grantorscovenant 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 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, fur-

nished to Grantee by Grantors, insuring Grantee's interest in the above described property. The schedule of exceptions to such title insurance policy is by reference incorporated herein.

Grantors 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 them 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 attorney's fees. This covenant of Grantee shall be binding upon his heirs, personal representatives, successors and assigns, and shall be deemed to be a convenient 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 December 25, 1983.

Sandra R. Waller
SANDRA R. WALLER, Grantor

LANNY H. WALLER, Grantor

STATE OF TENNESSEE)
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lanny H. Waller, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and seal in Brentwood, Tenn., this the 25 day of December, 1983.

Joe W. Higgins
NOTARY PUBLIC

My Commission Expires:
4-3-84

OFFICIAL RECEIPT

BOOK 6185 PAGE 16

STATE OF TENNESSEE)
COUNTY OF Williamson)

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

Witness my hand and seal in Brentwood, Tenn., this the 25 day of November, 1983.

NOTARY PUBLIC

My Commission Expires:

4-8-84

5129 12/01 108.56- CHECK

H 6 9 2 9 7

IDENTIF. REFERENCE

DEC 1 9 12 AM '83

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6185 PAGE 17

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
			38120.43- CAMT.	
			99.06 CSTAX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK 109.56-	
			6129A12/01/83 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 69297

IDENTIF. REFERENCE

DEC 1 8 42 AM '83

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 996838