THIS INSTRUMENT WAS PREPARED BY
ALAN B. WRIGHT, ATTORNEY
18th FLOOR FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238

WARRANTY DEED

BOOK 6196 PAGE 989

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
May Keltner Barry (NAME)	Same (NAME)	116-13-C
Apartment 75--105 Leake Ave. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 75
Nashville, TN 37205 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), and other good and valuable consideration including the conveyance by Grantee to Grantor of ~~XXXXXX~~ certain real property in Davidson County, Tennessee, the receipt of all of which is hereby acknowledged from May Keltner Barry.

I, Florence S. Browder

have this day bargained and sold, and do hereby transfer and convey unto the said May Keltner Barry

the Grantee herein ~~XXXXXXXX~~/her *heirs and assigns,* ~~XXXXXXXXXXXXXXXXXXXXXXXXXX~~

A certain condominium apartment in Davidson County, Tennessee described as follows:

Apartment No. 75 in Belle Meade Tower, a horizontal property regime located at 105 Leake Avenue in Nashville, Davidson County, Tennessee, as shown on the plat of Belle Meade Tower, recorded in Book 4175, page 159 of the Register's Office of Davidson County, Tennessee, and described in a Master Deed, recorded in Book 4469 page 530 as amended by a deed of correction relating to the Master Deed, of record in Book 4494, page 489, of the Register's Office of Davidson County, Tennessee, to which reference is hereby made. Parking Space No. 12 in the garage attached to the building of Belle Meade Tower is a limited common element for the exclusive use of the co-owner of said apartment. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners, and tenants of Belle Meade Tower contained in the Master Deed, and the By-laws appended thereto, recorded in Book 4469, page 530, as amended by a deed of correction relating to the Master Deed of record in Book 4494, page 489, of the Register's Office of Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to William H. Browder and wife, Florence S. Browder by Evans-Cain Company by deed of record in Book 4537, page 741, said Register's Office, by the said William H. Browder having since died.

Subject to easement granted by H. B. Alexander and wife, to American Telephone & Telegraph Company for telephone line and for trimming trees, of record in Book 1207, page 547, Register's Office for Davidson County, Tennessee.

Subject to a building clearance easement of two feet in width which was granted A. J. Reich, et ux, their heirs and assigns by instrument of record in Book 3138, page 201, Register's Office for Davidson County, Tennessee.

Subject to easements for sanitary sewer and storm drainage improvements which were granted Metropolitan Government of Nashville and Davidson County, Tennessee, by instrument of record in Book 3839, page 983, Register's Office for Davidson County, Tennessee.

Subject to permanent and temporary easements for the construction of bridge and channel changes which were granted Metropolitan Government of Nashville and Davidson County, Tennessee, as more particularly set forth in an instrument of record in Book 4355, page 696, Register's Office for Davidson County, Tennessee.

[redacted]

Subject to terms and provisions of Master Deed Establishing a Horizontal Property Regime of Belle Meade Towers, of record in Book 4469, page 530, as amended by a deed of correction relating to the Master Deed of record in Book 4494, page 489; and further amended in Book 4631, page 407, Book 4631, page 410, Book 4851, page 950, and Book 5046, page 828, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 165,000.00

Subscribed and sworn to before me, this the 14th day of December 19 83

Affiant

My commission expires: 10/12/86 (Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as Apartment 75, 105 Leake Ave., Nashville, TN 37205
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever, we covenant that we 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 as above stated.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness our hands this 14 *day of* December *19* 83 *, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Florence S. Browder

Florence S. Browder

OFFICIAL RECEIPT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5196 PAGE 991

Personally appeared before me, Jean Brown, *a Notary Public in and for said County and State, the within named* Florence S. Browder

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 official seal at Nashville, *Tennessee, this* 14th *day of* December, *19* 83.

Jean Brown, *Notary Public.*

Commission Expires 10/12/86

STATE OF.....
COUNTY OF.....

Personally appeared before me, ..., *a Notary Public in and for said County and State, the within named*.....

the bargainor....., with whom I am personally acquainted, and who acknowledged that..... *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at....., *this*..... *day of*....., *19*.....

....., *Notary Public.*

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal, at office in....., *this*.....*day of*....., *19*.....

.....
Notary Public

Commission Expires.....

WARRANTY DEED

FROM

Florence S. Browder

TO

May Keltner Barry

H 92904

IDENTIF. REFERENCE

Dec 19 3 44 PM '83

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

BOOK 6196 PAGE 932

12/19 441.50- CHECK

661 199

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

Chicago Title Insurance Company
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627

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

BOOK 6196 PAGE 993

RECEIVED OF _____

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

165000.00- CAMT.
429.00 CSTAX
.50 PRFEE
12.00 WDEED
CHECK 441.50-
0661A12/19/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

92904

IDENTIF. REFERENCE

Dec 19 3 44 PM '83

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 1239