OFFICIAL RECEIPT

WARRANTY DEED

FROM: Tennessee Trust Company, as Successor Trustee

TO: Wilson Edward Tucker and Leslie Campbell Tucker

BOOK 6234 PAGE 597

Address New Owner(s) as follows:	Send Tax Bills to:	Map-Parcel No.
Wilson Edward Tucker and Leslie Campbell Tucker 1301 Neely's Bend Road Apt. No. G-59 Madison, TN 37115	Metropolitan Federal Savings & Loan Assoc. P. O. Box 8886 Nashville, TN 37207	Map 52 Parcel 59

This instrument prepared by: DEARBORN & EWING, Attorneys, Suite 1200, One Commerce Place, Nashville, Tennessee 37219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $36,500.00

Wilson Tucker
Affiant

Subscribed and sworn to before me, this the 7th day of Feb, 1984.

Angela J. Mueller
Notary Public

My Comm. Expires: 10-19-86

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) the receipt of which is hereby acknowledged Tennessee Trust Company, as Successor Trustee, hereinafter called "Grantor" (whether one or more persons or entities) has this day bargained and sold, and does hereby transfer and convey unto Wilson Edward Tucker and wife, Leslie Campbell Tucker, hereinafter called "Grantees," (whether one or more persons or entities) their heirs, personal representatives, successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Apartment Unit No. G-59, 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, and amended in Book 6119, page 322, 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 Robert Ramsey, Trustee, by deed from Central Tennessee Investment Company, Inc. of record in Book 5707, page 870, Register's Office for Davidson County, Tennessee, and to Tennessee Trust Company, a Tennessee corporation, by Designation of Successor Trustee, of record in Book 5829, page 579, said Register's Office.

It is understood and agreed that Grantees will assume the indebtedness secured by a Deed of Trust of record in Book 5707, page 874, Register's Office for Davidson County, Tennessee.

This is improved property, known as Apartment Unit No. G-59, Neely's Bend Condominium, 1301 Neely's Bend Road, Madison, Tennessee 37115.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their 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 unemcumbered, except:

1. Taxes for the year 1984.

CHECK 02/21/84 54.00

4574

2. Terms, conditions, easements, rights and liens as set forth in the Master Deed and By-Laws of Neely's Bend Condominium, of record in Book 5483, page 86 and amended in Book 6119, page 322, said Register's Office.

3. All matters as shown on the Plat of Neely's Bend Condominium, of record in Book 5200, page 200, said Register's Office.

4. 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.

5. Trust Agreement by and between Robert Ramsey, Trustee, and Freeman-Ramsey, a Tennessee Joint Venture, dated October 8, 1980, of record in Book 5829, page 571, said Register's Office.

6. Matters shown on the survey made by Barge, Waggoner, Sumner, and Cannon, dated January 13, 1976, including an easement for sanitary sewers, 20 feet wide with a 10 inch sewer line and 5 manholes installed; a telephone box at the northwesterly corner and various utility poles, boxes and signs along both Cheyenne Blvd. and Neely's Bend Circle.

7. The above-described Deed of Trust assumed by Grantees.

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said real estate to said Grantes their heirs and assigns, against the lawful claims of all persons.

Grantees by acceptance of this deed hereby join in and accept, and agree to be bound by the foregoing instruments creating Neely's Bend Condominium and Neely's Bend Condominium Association, Inc. Said Grantees further agree 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.

Grantees, as part of the consideration for this conveyance, further agree to pay all real property taxes assessed against the real property herein conveyed to Grantees on or before January 1 of each year following the year for which such taxes are assessed. Grantees agree that if such real 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 Grantees 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 attorney's fees. This covenant of Grantees shall be binding upon the heirs, successors and assigns of Grantees 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 Grantees contained in this paragraph shall automatically expire.

IN WITNESS WHEREOF, the parties have executed this instrument on this 7th day of February, 1984, as of December 1, 1983.

TENNESSEE TRUST COMPANY, as Successor Trustee

BY: Glenda C. McClellan
Glenda C. McClellan, Secretary
"GRANTOR"

Wilson Edward Tucker
Wilson Edward Tucker

Leslie Campbell Tucker
Leslie Campbell Tucker
"GRANTEES"

OFFICIAL RECEIPT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Glenda C. McClellan, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged herself to be Secretary of Tennessee Trust Company, the within named bargainor, a corporation, and that she as such Secretary being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by herself as Secretary.

Witness my hand and seal, in office, at Nashville, Tennessee, this 7th day of February, 1984.

My Commission Expires: 11-1-87

Dorothy E. Jaden
NOTARY PUBLIC

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, Wilson Edward Tucker and Leslie Campbell Tucker, the bargainors, with whom I am personally acquainted, (or proven to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 7 day of Feb, 1984.

Mark J. Murphy
NOTARY PUBLIC

My Commission Expires: 10-19-86

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IDENTIF. REFERENCE

FEB 21 2 51 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RUSH

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

RECEIVED OF _____

FOR _____

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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

36500.00- CAMT.
94.90 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 104.40-
4574A02/21/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

104224.

IDENTIF. REFERENCE

FEB 21 2 51 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 14743