Feb 6

WARRANTY DEED

FROM: FREEMAN WEBB DEVELOPERS, INC. BOOK 6283 PAGE 285

TO: Jack D. Pyburn and wife, Candace L. Pyburn

Address New Owner(s) as follows:	Send Tax Bills to:	Map-Parcel No.
Jack D. Pyburn and wife, Candace L. Pyburn 813 Shenandoah Drive Brentwood, TN 37027	Metropolitan Federal Savings & Loan Association P. O. Box 8886 Nashville, TN 37202	104-12; 18

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 $42,000.00.

Affiant

Subscribed and sworn to before me, this the 27th day of April, 1984.

Notary Public

My Comm. Expires: 7/21/84

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) the receipt of which is hereby acknowledged, Freeman Webb Developers, Inc., a Tennessee corporation, hereinafter called "Grantor," has this day bargained and sold, and does hereby transfer and convey unto Jack D. Pyburn and wife, Candace L. Pyburn, hereinafter called "Grantee", (whether one or more persons or entities) Grantee's heirs, personal representatives, successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Unit 206M, of Magnolia Wedgewood Condominium created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 6258, page 718, 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 Magnolia Wedgewood Condominium set forth in Exhibit A-2 of this Master Deed for a more complete identification and description of such Unit.

Being part of the same property conveyed to Freeman Webb Developers, Inc., a Tennessee corporation, by deed from David Talley, Trustee, of record in Book 6258, page 714, Register's Office for Davidson County, Tennessee.

This is improved property, known as Unit 206M, Magnolia Wedgewood Condominium, 1901 18th Avenue, South, Nashville, Tennessee 37212.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, Grantee's heirs, personal representatives, successors 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 for those exceptions listed in the schedule of exceptions to coverage in the title insurance

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

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said real estate to said Grantee, Grantee's heirs, personal representatives, successors 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 Magnolia Wedgewood Condominium and Magnolia Wedgewood Condominium Association, Inc. Grantee further agrees hereby to pay all assessments, whether special or general, which are levied by Magnolia Wedgewood Condominium Association, Inc. in connection with Magnolia Wedgewood Condominium. Grantee specifically consents to the terms and conditions of Paragraph 8 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 the 1st day of March, 1984.

Jack D. Pyburn

Candace L. Pyburn

"GRANTEE"

FREEMAN WEBB DEVELOPERS, INC.,
a Tennessee corporation

BY: Brenda S. Freeman

Title: Asst. Sec.

"GRANTOR"

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared BRENDA S. FREEMAN with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged ~~him~~self to be Assistant Secretary of Freeman Webb Developers, Inc., a Tennessee corporation, the within named bargainor, a corporation, and that she as such assistant secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ~~him~~self as assistant secretary.

Witness my hand and seal, in Nashville, Tennessee, this the 27th day of April, 1984.

My Commission Expires: 7/21/84

NOTARY PUBLIC

DAVIDSON COUNTY

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 Jack D. Pyburn, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, in Nashville, Tn. this 27th day of April, 1984.

My Commission Expires: 7/21/84

Linda H. Page
NOTARY PUBLIC

STATE OF _____)
COUNTY OF _____)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared _____, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged _____ to be _____ of _____, the within named bargainor, a _____, and that ____ as such _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the _____ by _____ as _____.

Witness my hand and seal, in _____ this ____ day of _____, 1984.

My Commission Expires: _____

_____
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 Candace L. Pyburn, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, in Nashville, Tn., this 27th day of April, 1984.

My Commission Expires: 7/21/84

Linda H. Page
NOTARY PUBLIC

I 19343

IDENTIF. REFERENCE

MAY 2 12 08 PM '84

FELIX P. WILLIAMS II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 6283 PAGE 288

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

42000.00- CAMT.
109.20 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 118.70-
3159A05/02/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 19343

IDENTIF. REFERENCE

MAY 2 12 08 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 32776