Prepared by and Return to: Vicky V. Klein, Attorney at Law
907 Two Mile Parkway, Building E, Goodlettsville, TN 37072

WARRANTY DEED

BOOK 6286 PAGE 768

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
TOTTY PARTNERSHIP (NAME)	SAME (NAME)	P/O Map 64-16
4757 Andrew Jackson Parkway (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 12
Hermitage, TN 37076 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	4DZ 6872

For and in Consideration of the sum of ----------TEN AND NO/100----------
----------($10.00)---------- *DOLLARS* cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged,

I 20408 IDENTIF. REFERENCE MAY 7 1 26 PM '84 FELIX Z. ... REGISTER DAVIDSON COUNTY, TN RUSH

ERNEST FITZGERALD as Attorney-In-Fact for
DON F. PIERCE AND ERNEST FITZGERALD, D/B/A CONDO INVESTORS, hereinafter referred to as Grantors, Individually *have bargained and sold, and by these presents do transfer and convey unto the said* TOTTY PARTNERSHIP, A General Partnership Composed of RICHARD C. TOTTY AND MARK S. TOTTY, hereinafter referred to as Grantee, its *heirs and assigns, a certain tract or parcel of land in* Davidson *County, State of Tennessee, described as follows, to-wit:*

Unit 1, Building 1, of TIME SQUARE OF HERMITAGE, a condominium office building as shown on Site Plan attached as Exhibit B to the Master Deed of Time Square Hermitage, of record in Book 6264, page 100, Register's Office for Davidson County, Tennessee, located on Lot No. 1 as shown on the Revised Plan of Jackson Square, Section 4, as of record in Book 5200, page 372, Register's Office for Davidson County, Tennessee. BEING a portion of the same property conveyed to Don F. Pierce and Ernest Fitzgerald, d/b/a Condo Investors, by deed from J & P, Inc., a Tennessee corporation, of record in Book 6150, page 695, Register's Office for Davidson County, Tennessee.
THIS conveyance is made subject to the Master Deed and By-Laws of Time Square of Hermitage of record in Book 6264, pages 100 and 108; the Declarations of Covenants, Conditions and Restrictions of Time Square of Hermitage of record in Book 6264, page 117; and all provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 64-2701 (66-27-101) of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of THE TIME SQUARE OF HERMITAGE, a condominium office building of record in Book 6264, page 100, said Register's Office; and taxes for the year 1984 which have been prorated and for subsequent years.

STATE OF TENNESSEE
COUNTY OF DAVIDSON } T The actual consideration or value whichever is greater, for this transfer, is $240,000.00
Subscribed and sworn to before me, this the 3rd day of May, 1984
Affiant
My commission expires 4/19/87 (Affix Seal)
Notary Public

This is unimproved ( ) improved (X) property, known as Unit 1, Bldg. 1, Time Square of Hermitage, Hermitage, TN
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its *heirs and assigns, forever.*

And we *do covenant with the said* Grantee *that* we are *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And we *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Grantee, its *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our hands this 30 day of MAY, 1984, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

CONDO INVESTORS

By: Ernest Fitzgerald
ERNEST FITZGERALD

By: Don F. Pierce by Ernest Fitzgerald P/A
DON F. PIERCE

By:
ERNEST FITZGERALD, Attorney-In-Fact
FOR DON F. PIERCE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ERNEST FITZGERALD

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

Witness my hand and official seal at Goodlettsville, *Tennessee, this* 3rd *day of* May, *19*84.

Notary Public.

Commission Expires 4/19/87

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 ERNEST FITZGERALD to me known to be the person who executed the foregoing instrument on behalf of DON F. PIERCE and acknowledged that he executed the same as the free act and deed of the said DON F. PIERCE, for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee, this the 3RD day of May, 1984.

NOTARY PUBLIC

My commission expires: 4/19/87

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 .

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6286 PAGE 771

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

240000.00- CAMT.
624.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 633.50-
4488405/07/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 2 0 4 0 8

IDENTIF. REFERENCE

MAY 7 1 26 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 34071