BOOK 6300 PAGE 262

FROM: Arthur Jones, Jr. & wife, Jean H. Jones
TO: Irene Gatlin

This instrument prepared by:
DEARBORN & EWING, ATTORNEYS
Suite 1200, One Commerce Place
Nashville, Tennessee 37239

Address New Owner as follows:
Irene Gatlin
1301 Neely's Bend Road
Apt. Unit F-56
Madison, Tennessee 37115

Send Tax Bills to: Same

Map-Parcel No.
Map - 56-16A
Parcel - F-56

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $43,500.00.

Affiant

Subscribed and sworn to before me, this the 24 day of May, 1984.

Notary Public

My Comm. Expires: 4/21/85

WARRANTY DEED

FOR AND CONSIDERATION OF the sum of Forty-Three Thousand Five Hundred and No/100 Dollars ($43,500.00), the receipt of which is hereby acknowledged, Arthur Jones, Jr. and wife, Jean H. Jones, hereinafter called GRANTORS, have bargained and sold, and by these presents do transfer and convey unto Irene Gatlin (a single person), hereinafter called GRANTEE, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Apartment Unit No. F-56, 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, 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 Arthur Jones, Jr. and wife, Jean H. Jones by deed from Sylvia B. Eakes, an unmarried person, of record in Book 5590, page 319, Register's Office for Davidson County, Tennessee.

It is understood and agreed that GRANTEE will assume the indebtedness secured by a Deed of Trust of record in Book 6272, page 916, Register's Office for Davidson County, Tennessee.

This is improved property, known as Apartment Unit No. F-56, 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 GRANTEE, her heirs and assigns, forever. GRANTORS covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and the same is unencumbered, except:

1. Taxes for the year 1984, which have been prorated.

2. All terms and provisions of the Master Deed of record in Book 5483, page 86, Register's Office, Davidson County, Tennessee.

3. All terms and provisions of the Charter of Neely's Bend Condominium Association, Inc., of record in the Office of the Secretary of State of Tennessee under Document No. 0009-01074, in Book 5476, page 765, Register's Office, Davidson County, Tennessee, and the By-Laws and Rules and Regulations of said corporation.

4. Subject to the Deed of Trust from Arthur Jones, Jr. and wife, Jean H. Jones, dated April 16, 1984, and recorded in Book 6272, page 916, said Register's Office.

5. Easements and restrictions as shown on the plat of Neely's Bend Condominium of record in Book 5200, page 200, Register's Office, Davidson County, Tennessee.

6. 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 GRANTORS.

GRANTORS further covenant and bind themselves, their heirs, successors and assigns, to warrant and forever defend the title to the said real estate to said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever. GRANTEE by acceptance of this deed hereby joins in and accepts, and agrees to be bound by the foregoing instruments creating Neely's Bend Condominium and Neely's Bend Condominium Association, Inc. Said GRANTEE further agrees 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.

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 GRANTORS may elect to pay such real property taxes, and in such event GRANTORS shall have the right to collect the amount of such taxes paid from GRANTEE 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 attorneys' fees. This convenant of GRANTEE shall be binding upon the heirs, successors and assigns of GRANTEE 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 GRANTEE contained in this paragraph shall automatically expire.

IN WITNESS WHEREOF, the parties have executed this instrument on this 24th day of May, 1984.

Arthur Jones, Jr.

Irene Gatlin

"GRANTEE"

Jean H. Jones

"GRANTORS"

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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I, the undersigned, a notary public in and for the state and county aforesaid, do certify that Arthur Jones, Jr. has signed to the writing above bearing date on the 24 day of May, 1984, and has acknowledged the same before me in my county aforesaid.

Given under my hand and official seal this 24 day of May, 1984.

Carol A. Sharer (seal)
Notary Public

My Commission Expires:

4/21/85

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, the undersigned, a notary public in and for the state and county aforesaid, do certify that Jean H. Jones has signed to the writing above bearing date on the 24 day of May, 1984, and has acknowledged the same before me in my county aforesaid.

Given under my hand and official seal this 24 day of May, 1984.

Carol A. Sharer (seal)
Notary Public

My Commission Expires:

4/21/85

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, the undersigned, a notary public in and for the state and county aforesaid, do certify that Irene Gatlin has signed to the writing above bearing date on the 24 day of May, 1984, and has acknowledged the same before me in my county aforesaid.

Given under my hand and official seal this 24 day of May, 1984.

Carol A. Sharer (seal)
Notary Public

My Commission Expires:

4/21/85

I 2 4 3 1

IDENTIFICATION REFERENCE

MAY 25 3 00 PM '84

FEE [illegible] REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6300 PAGE 265

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

43500.00- CAPT.
113.10 CSTAX
.50 RFEE
9.00 MCEED
CHECK 122.60-
9738A05/25/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12473 1

IDENTIF. REFERENCE

MAY 25 3 00 PM '84

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 0039175