3016

1624

08/13/85-44- CHECK

WARRANTY DEED

BOOK 6358 PAGE 252

FROM: Metropolitan Equities, a partnership

TO: Alan R. Williams and wife, Beverly L. Williams

Address New Owner(s) as follows:	Send Tax Bills to:	Map-Parcel No.
Alan R. Williams and Beverly L. Williams 4460 Willowglen Rocklin, CA 95677	Freeman Webb Developers, Inc. 2200 Hillsboro Drive Nashville, TN 37212	Map 102-7A Parcel 9

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

STATE OF CALIFORNIA)
COUNTY OF PLACER)

The actual consideration or value, whichever is greater, for this transfer is $36,900.00

Alan R Williams
Affiant

Subscribed and sworn to before me, this the 20 day of July, 1985.

OFFICIAL SEAL
JILL HENDRICK
NOTARY PUBLIC - CALIFORNIA
PLACER COUNTY
My Comm Expires March 10, 1987

Jill Hendrick
Notary Public

My Comm. Expires: 3-10-87

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($ 10.00) the receipt of which is hereby acknowledged, Metropolitan Equities, a partnership, hereinafter called "Grantor," has this day bargained and sold, and does hereby transfer and convey unto Alan R. Williams and wife, Beverly L. Williams, hereinafter called "Grantee", (whether one or more persons or entities) his heirs, personal representatives, successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Apartment Unit No. A-5, of West Meade 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 5923, page 704 and as amended in Book 6277, page 653, 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 West Meade Condominium of record in Book 5200, page 430, said Register's Office, for a more complete identification and description of such Unit.

Being part of the same property conveyed to Metropolitan Equities, a partnership, by deed from Ivy W. Nixon, an unmarried person of record in Book 6151, page 596, Register's Office for Davidson County, Tennessee.

It is understood and agreed that Grantees will assume the indebtedness secured by a Deed of Trust of record in Book 5924, page 285, Register's Office of Davidson County, Tennessee.

This is improved property, known as Unit No. A-5, West Meade Condominium, 6680 Charlotte Pike, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, his 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:

1. Real property taxes for the year 1984.

2. All terms and provisions of the Master Deed of record in Book 5923, page 704 and as amended in Book 6277, page 653 said Register's Office for Davidson County, Tennessee.

3. All terms and provisions of the Charter of West Meade Condominium Association, Inc., of record in the Office of the Secretary of State of Tennessee and in the Register's Office for Davidson County, Tennessee, and the By-Laws and Rules and Regulations of said corporation.

4. Easements, restrictions and encroachments as shown on the Plat of West Meade Condominium of record in Book 5200, page 430 said Register's Office for Davidson County, Tennessee.

5. Sanitary sewers and/or storm drainage easement and a temporary construction easement conveyed by deed from Walter R. Capps and Reese L. Smith, Jr., to Metropolitan Government of Nashville Davidson County, Tennessee of record in Book 4520, page 836, said Register's Office.

6. Matters shown on the survey of Barge, Waggoner & Sumner, Inc., dated April 5, 1982, their File No. 3331, which shows that a portion of the black top area located on the southwesterly boundary line encroaches upon the adjoining tract of land as more particularly shown on their survey.

7. 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.

8. Terms and conditions of unrecorded lease to existing tenant, if any.

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

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 Metropolitan Equities, a partnership, shall have the right to collect from Grantees the amount of such taxes paid plus interest from the date of such payment at the highest rate permitted to be charged under the laws in effect from time to time, together with all costs of collection, including reasonable attorneys' fees. This covenant of Grantee shall be binding upon his heirs, personal representatives, successors and assigns, and shall be deemed to be a convenant running with the real property herein conveyed until January 1, 1994, at which time the covenant of Grantee contained in this paragraph shall automatically expire.

Grantee, by acceptance of this deed, hereby joins in and accepts, and agrees to be bound by the foregoing instruments creating West Meade Condominium and West Meade Condominium Association, Inc. Grantee further agrees hereby to pay all assessments whether special or general which are levied by West Meade Condominium Association, Inc. in connection with West Meade Condominium. Grantee specifically consents to the terms and conditions of Paragraph 7 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 this 20 day of JULY, 1984.

Alan R. Williams

Beverly L. Williams

"GRANTEE"

METROPOLITAN EQUITIES, a partnership

BY: _____

TITLE: _____

"GRANTOR"

STATE OF CALIFORNIA
COUNTY OF PLACER)

Personally appeared before me, JILL HENDRICK, a Notary Public in and for said County and State, the within named Alan R. Williams and Beverly L. Williams, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, in Nashville, Tennessee, this the 20 day of July, 1984.

NOTARY PUBLIC

My Commission Expires: 3-10-87

OFFICIAL SEAL
JILL HENDRICK
NOTARY PUBLIC - CALIFORNIA
PLACER COUNTY
My Comm Expires March 10, 1987

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Jeanette L. Ramer, a Notary Public in and for the County and State aforesaid, personally appeared Jimmy Webb with whom I am personally acquainted, and who upon oath acknowledged himself to be a partner of Metropolitan Equities, a partnership, the within named bargainor, a partnership, and that he as such partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as partner.

Witness my hand and seal, in Nashville, Tennessee, this the 1st day of August, 1984.

NOTARY PUBLIC

My Commission Expires: 1/19/88

JEANETTE L. RAMER NOTARY PUBLIC DAVIDSON COUNTY

I 4 2 6 1 5

IDENTIF. REFERENCE

AUG 13 11 26 AM '84

FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

BOOK 6358 PAGE 255

RECEIVED OF _____

FOR _____

CO -CONVEYANCE	CC -CERTIFIED COPY	MISC -MISCELLANEOUS
MO -MORTGAGE	REL -RELEASE	COTX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE	MOTX -STATE TAX MORT
TD -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

36900.00- CA'NT.
95.94 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 105.44-
1624A08/13/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 4 2 6 1 5

IDENTIF. REFERENCE

AUG 13 11 26 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0060431