WARRANTY DEED

FROM: Donna Sue Freeman (now Kelley), and husband James T. Kelley

TO: Sharon L. Andrews, a single person

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Address New Owner(s) as follows: Send Tax Bills to: Map-Parcel No.

Sharon L. Andrews (Same) Map 129-14-A
6666 Brookmont Terrace
Apt. Unit 1112 Parcel 127
Nashville, Tennessee 37205

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 $85,000.00.

Sharon L. Andrews
Affiant

Subscribed and sworn to before me, this the 17th day of August, 1984.

Jeanette L. Ramer
NOTARY PUBLIC

My Commission Expires: 4/19/88

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), the receipt of which is hereby acknowledged Donna Sue Freeman (now Kelley), and husband, James T. Kelley, hereinafter called "Grantors" (whether one or more persons or entities), their heirs, personal representatives, successors and assigns, have this day bargained and sold, and do hereby transfer and convey unto Sharon L. Andrews, a single person, hereinafter called "Grantee," (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. 1112, of Wessex Towers Condominium created under Title 64, Sections 2701 et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, which was executed by Central Tennessee Investment Company, Inc., of record in Book 5414, page 634, and amended in Book 5599, page 39 and further amended in Book 5792, page 982, 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 Wessex Towers Condominium Apartments, of record in Book 5200, page 142, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Donna Sue Freeman, a single person, by deed from Wessex Towers, LTD. of record in Book 5563, page 844, Register's Office for Davidson County, Tennessee.

This is improved property, known as Apartment No. 1112, Wessex Towers Condominium, 6666 Brookmont Terrace, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, their heirs, personal representatives, successors, 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 that 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 5414, page 634, and amended in Book 5599, page 39 and further amended in Book 5792, page 982, Register's Office, Davidson County, Tennessee.

3. All terms and provisions of the Charter of Wessex Towers Condominium Association, Inc., of record in Corporation Book Volume 67, page 1023, in the Office of the Secretary of the State of Tennessee, and in Book 5412, page 451, Register's Office, Davidson County, Tennessee, and the By-Laws and rules and regulations of said corporation.

4. Easements and restrictions as shown on the plat of Wessex Towers Condominium Apartments of record in Book 5200, page 142, Register's Office, Davidson County, Tennessee.

5. Deed of Trust from Wessex Towers, Inc., a Tennessee corporation, to Miller Kimbrough, Trustee, dated November 18, 1974, of record in Book 4871, page 615, Register's Office, to secure an indebtedness evidenced by a promissory Note of even date in the original principal amount of $3,600,000.00, payable to Kimbrough-Kavanaugh and Associates, Inc. By Amendment and Modification, dated April 1, 1977, of record in Book 5275, page 900, Register's Office, the amount of the indebtedness was amended to $3,531,722.73.

6. Financing Statement filed November 27, 1974, as Instrument No. C79840, of record in Book 4871, page 622, Register's Office. Said Financing Statement was continued as Instrument No. F57845, of record in Book 5514, page 649, Register's Office.

7. Rights of tenant under existing lease, if any.

Grantors further covenant and bind themselves, heirs, personal representatives, successors and assigns, to warrant and forever defend the title to said real estate to said Grantee their heirs, personal representatives, successors and assigns, against the lawful claims of all persons.

Grantee, by acceptance of this deed, hereby join in and accept, and agree to be bound by the forgoing instruments creating Wessex Towers Condominium and Wessex Towers Condominium Association, Inc. Said Grantee further agree hereby to pay all assessments whether special or general which are levied by Wessex Towers Condominium Association, Inc. in connection with Wessex Towers Condominium.

Grantee, as part of the consideration for this conveyance, further agree 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 agree that if such taxes are not paid by said date, then Central Tennessee Investment Company, Inc. may elect to pay such real property taxes, and in such event Central Tennessee Investment Company, Inc. 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 in effect from time to time, together with all costs of collection, including reasonable attorneys' fees. This covenant of Grantee shall be binding upon their heirs, personal representatives, successors, and assigns of Grantee and shall be deemed to be a covenant running with the real property herein conveyed until January 1, 1990, 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 17th day of August, 1984.

Sharon L. Andrews

Donna Sue Freeman Kelley

James T. Kelley

"GRANTEE" "GRANTORS"

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Jeanette L. Ramer, a Notary Public in and for said County and State, the within named Donna Sue Freeman Kelley and James T. Kelley, 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, at office in Nashville, Tennessee, this the 17th day of August, 1984.

Jeanette L. Ramer
NOTARY PUBLIC

My Commission Expires: 1/19/88

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Jeanette L. Ramer, a Notary Public in and for said County and State, the within named Sharon L. Andrews, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 17th day of August, 1984.

Jeanette L. Ramer
NOTARY PUBLIC

My Commission Expires: 1/19/88

1:44:12:1

T IDENTIF. REFERENCE

AUG 20 12 34 PM '84

REGISTER DAVIDSON COUNTY, TN

08/20 830.50- CHECK

3475

OFFICIAL RECEIPT

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

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RECEIVED OF_____

FOR_____

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
			85000.00-	CAMT.
			221.00	CSTAX
			.50	PRFEE
			9.00	WDEED
			CHECK	230.50-
		3475A	08/20/84 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 4 4 1 2 1 4

IDENTIF. REFERENCE

AUG 20 12 34 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.0062216