WARRANTY DEED

BOOK 6374 PAGE 742

FROM: William Nelson, III and wife, Jacqueline S. Nelson

TO: Nashville Auction and Realty Company, Inc.

Address New Owner(s) as follows:	Send Tax Bills to:	Map-Parcel No.
Nashville Auction and Realty Company, Inc.		Map 129-14-A
6666 Brookmont Terrace Apt. Unit 501 Nashville, Tennessee 37205	(same)	Parcel 53

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 $87,000.00.

William Nelson III
Jacqueline S. Nelson
Affiant

Subscribed and sworn to before me, this the 29 day of August, 1984.

OFFICIAL SEAL
LYNN ALAN SIBLE
NOTARY PUBLIC - CALIFORNIA
VENTURA COUNTY
My Comm. Expires May 20, 1986

Lynn Alan Sible
NOTARY PUBLIC

My Commission Expires: May 20, 1986

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), the receipt of which is hereby acknowledged William Nelson, III and wife, Jacqueline S. Nelson, 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 Nashville Auction and Realty Company, Inc., a Tennessee corporation, hereinafter called "Grantee," (whether one or more persons or entities) its heirs, personal representatives, successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Apartment Unit No. 501, 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 William Nelson, III, an unmarried person by deed from Wessex Towers, LTD. of record in Book 5501, page 51, Register's Office for Davidson County, Tennessee.

This is improved property, known as Apartment No. 501, 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, its 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

09/05 235.70 CHECK

7895

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. 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.

6. 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 its 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 forgoing instruments creating Wessex Towers Condominium and Wessex Towers Condominium Association, Inc. Said Grantee further agrees 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 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 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 its 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 as of September 1, 1984.

Nashville Auction and Realty Company, Inc.

BY: _____

TITLE: Agent

"GRANTEE"

_____
William Nelson, III

_____

"GRANTORS"

STATE OF California)
COUNTY OF Ventura)

BOOK 6374 PAGE 744

Personally appeared before me, Lynn Alan Sible, a Notary Public in and for said County and State, the within named William Nelson, III and Jacqueline S. Nelson, the bargainors, with whom I am personally acquainted, (or proved to be on the basis on satisfactory evidence), 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 29 day of August, 1984.

Lynn Alan Sible
NOTARY PUBLIC

My Commission Expires: May 20, 1986

OFFICIAL SEAL
LYNN ALAN SIBLE
NOTARY PUBLIC - CALIFORNIA
VENTURA COUNTY
My Comm. Expires May 20, 1986

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Lynne C. Evans, a Notary Public in and for the County and State aforesaid, personally appeared C. G. Neese, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be agent of Nashville Auction and Realty Company, Inc., the within named bargainor, a corporation, and that he as such agent, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as agent.

Witness my hand and seal, at office in Nashville, Tennessee, this the 4th day of September, 1984.

My Commission Expires Nov. 1, 1987

Lynne C. Evans
NOTARY PUBLIC

My Commission Expires: _____

LYNNE C. EVANS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

RUSH

I.4761.0

IDENTIF. REFERENCE

SEP 5 12 08 PM '84

REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF BOOK 6374 PAGE 745

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

87000.00- CAMT.
226.20 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 235.70-
7895A09/05/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 4 7 6 1 0

IDENTIF. REFERENCE

SEP 5 12 08 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0066501