THIS INSTRUMENT PREPARED BY:
GEORGE R. FUSNER, JR.
White & Reasor
3305 West End Avenue
Nashville, Tennessee 37203

Address of New Owners:	Send Tax Bills To:	Map or Parcel Nos.
Dr. Oscar Cromwell Tidwell, Jr. 905 West View Avenue Nashville, Tennessee 37205	Same	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of $10.00, cash in hand paid, by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, HELEN H. MARTIN and PRESTON B. MARTIN (hereinafter referred to as "Grantors"), have bargained and sold and by these precedents so hereby transfer and convey unto OSCAR CROMWELL TIDWELL, Jr. (hereinafter referred to as "Grantee"), his heirs and assigns, a certain condominium apartment in Davidson County, Tennessee, described as follows: to wit:

MLLT
P.B.M.
H.H.M.

Unit No. C-16, Parcel No. 48, in a horizontal property regime which is located on the Plat of Villager East Condominium, of record in Book 5200, Page 178, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Preston B. Martin and wife, Helen H. Martin, by deed of record in Book 5548, Page 39, of the Register's Office for Davidson County, Tennessee.

Whereas, by Final Decree of Divorce, of record in Book 5699, Page 737, Helen H. Martin obtained all of the right, title and interest of Preston B. Martin in said property.

This conveyance is made subject to the provisions of the Tennessee "Horizontal Property Act", as the same is set out in Section 64-2701, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements 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 thereof, 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 Villager Condominiums of record in Book 5457, Page 298, Register's Office for Davidson County, Tennessee and is subject to the Bylaws for the administration thereof, which are appended to the Master Deed as Exhibit "C" thereto of record in Book 5457, Page 338, Register's Office, including among other conditions and requirements,

assessments, liens, use and occupancy restrictions and other undertakings all as set out and provided in said Master Deed and exhibits appended thereto reference to which is here made. Said property is further subject to two deeds of trust. Pioneer National Title Insurance Company has issued or shall issue affirmative tile insurance against the enforcement or attempted enforcement of these deeds of trust.

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, his 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 except for 1984 Davidson County Real Estate Taxes which shall be prorated and assumed by the Grantee; and we do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to said land to said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

Preston B. Martin joins in this conveyance for purposes of conveying any interest he may have in the property by virtue of his remarriage to Helen H. Martin.

WITNESS my hand this 1st day of October, 1984.

Helen H. Martin
Helen H. Martin

Preston B. Martin
Preston B. Martin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Helen H. Martin and Preston B. Martin with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that they executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Nashville, Davidson County, Tennessee, this 1st day of October, 1984.

Jerri J. Kerr
Notary Public

My Commission Expires:
7-17-88

BOOK 6397 PAGE 636

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 37,200.00 .

Susan Payne Lee Lewis
Affiant

Sworn to and subscribed before me this 1st day of October, 1984.

Jenni Z. Keith
Notary Public

My Commission Expires:
7-17-88

I 5 4 7 5 5

IDENTIFICATION REFERENCE

OCT 5 11 57 AM '84

DAVIDSON COUNTY, TN

RUSH

5516 10/15 [illegible] CHECK

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

RECEIVED OF _____

FOR _____

BOOK 6397 PAGE 837

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED
CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE
MISC -MISCELLANEOUS
CSTX -STATE TAX COPY
MTGTX -STATE TAX MTGE
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX	TOTAL PAID

37200.00- CAMT.
96.72 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 106.22-
6516A10/05/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1547555

IDENTIF. REFERENCE

OCT 5 11 57 AM 1984

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 0074868