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6416

WARRANTY DEED

BOOK 6416 PAGE 341

FROM: BARCELONA ASSOCIATES, a joint venture

TO: Richard A. Banning and wife,
Shirlee K. Banning

Address New Owner(s) as follows:	Send Tax Bills to:	Map-Parcel No.
Richard A. Banning and wife, Shirlee K. Banning 107 Longview Ridge Hendersonville, TN 37075	Metropolitan Federal Savings & Loan Association P. O. Box 110250 Nashville, TN 37211	Map 133-16A Parcel

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 $44,950.00.

Carol A. Shaver
Affiant

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

Jeanette T. Rayner
Notary Public

My Comm. Expires: 1/19/88

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) the receipt of which is hereby acknowledged, Barcelona Associates, a joint venture, hereinafter called "Grantor," has this day bargained and sold, and does hereby transfer and convey unto Richard A. Banning and wife, Shirlee K. Banning, hereinafter called "Grantee", (whether one or more persons or entities) Grantee's heirs, personal representatives, successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Unit G-6, of Barcelona 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 6400 page [illegible], 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 Barcelona Condominium set forth in Exhibit A-2 of this Master Deed for a more complete identification and description of such Unit.

Being part of the same property conveyed to Barcelona Associates, a joint venture, by deed from Tennessee Trust Company, Trustee, of record in Book 6348, page 758, Register's Office for Davidson County, Tennessee.

This is improved property, known as Unit G-6, Barcelona Condominium, 270 Tampa Drive, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, Grantee's 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 for those exceptions listed in the schedule of exceptions to coverage in the title insurance

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policy furnished Grantee by Grantor insuring Grantee's interest in the above described property. The schedule of exceptions to such title insurance policy is by reference incorporated herein.

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said real estate to said Grantee, Grantee's 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 foregoing instruments creating Barcelona Condominium and Barcelona Condominium Association, Inc. Grantee further agrees hereby to pay all assessments whether special or general, which are levied by Barcelona Condominium Association, Inc. in connection with Barcelona Condominium. Grantee specifically consents to the terms and conditions of Paragraph 8 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 undersigned has executed this instrument as of the 31st day of October, 1984.

BARCELONA ASSOCIATES, a joint venture

BY: Southeastern Conversion Corporation, a joint venturer

BY: L E Bryan

TITLE: Asst Sec.

"GRANTOR"

FEE $ 1.00 REGISTER
DAVIDSON COUNTY, TN
REGISTER'S OFFICE
Oct 31 9 59 PM '84
IDENTIFICATION REFERENCE
160503

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared L. E. Bryan with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be Assistant Secretary of Southeastern Conversion Corporation, a Tennessee corporation and joint venturer in Barcelona Associates, the within named bargainor, a joint venture, and that he as such Assistant Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation as a joint venturer by himself as Assistant Secretary.

Witness my hand and seal, in Nashville, Tennessee, this the 29 day of October, 1984.

My Commission Expires: 4/21/85

Carol A. Shares
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENN.

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

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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

44950.00- CAMT.
116.74 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 123.24-
3497A10/31/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 6 0 5 0 3

IDENTIF. REFERENCE

Dec 31 3 55 PM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No.0081657