6446 JR

WARRANTY DEED

FROM: Bill G. McClarty

TO: Pagoda Associates

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Address New Owner(s) as follows:	Send Tax Bills to:	Map-Parcel
Southeastern Conversion Corporation Suite 203, 111 Westwood Place Brentwood, TN 37027	Metropolitan Federal Savings & Loan Assn. P.O. Box 1445 Nashville, TN 37202	133-15A 30

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 $30,798.85 .

Kim A. Boeun
Affiant

Subscribed and sworn to before me, this the 14th day of November, 1984.

Jeanette L. Parmer
Notary Public

My Comm. Expires: 1/14/88

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) the receipt of which is hereby acknowledged, Bill G. McClarty, hereinafter called "Grantors," have this day bargained and sold, and do hereby transfer and convey unto Pagoda Associates, a joint venture, 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:

Unit F-2, of Pagoda Condominium created under Title 66, Chapter 27, Section 101 et seq., as amended, Tennessee Code Annotated and as established by a Master Deed of record in Book 6111, page 22, 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 Pagoda Condominium set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of such Unit.

Being part of the same property conveyed to Bill H. McClarty and wife, Fredna H. McClarty, by deed from Pagoda Associates, recorded in Book 6119, page 670, Register's Office for Davidson County, Tennessee.

This is improved property known as Pagoda Condominium Unit F-2, 320 Welch Road, Nashville, Tennessee, 37211.

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 free and clear of all encumbrances except those exceptions listed in the schedule of exceptions to coverage in the title insurance policy issued by Ticor Title Insurance Company, furnished to Grantor by Pagoda Associates in connection with Grantor's acquisition of the above described property. The schedule of exceptions to such title insurance policy is by reference incorporated herein.

Grantors further covenant and bind themselves, their 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, 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 Pagoda Associates shall have the right to pay such taxes and to collect from Grantee 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 its heirs, personal representatives, successors and assigns, and shall be deemed to be a convenant running with the real property herein conveyed until April 1, 1987 at which time the covenant of Grantee contained in this paragraph shall automatically expire.

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Grantee, by acceptance of this deed, hereby joins in and accepts, and agrees to be bound by the above described Master Deed, By-Laws, Plat, and Charter creating Pagoda Condominium and Pagoda Condominium Association, Inc. Grantee further agrees hereby to pay all assessments whether special or general which are levied by Pagoda Condominium Association, Inc. in connection with Pagoda 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 17 day of Oct, 1984.

Bill G. McClarty

GRANTOR

IDENTIF. REFERENCE

FILED FOR RECORD
NOV 8 3 39 PM 1984
FELIX E. WILSON, REGISTER
DAVIDSON COUNTY, TN

I.D. 2 5 6 8

County
~~STATE~~ OF Deaf Smith)
~~COUNTY~~ OF Texas)
~~STATE~~

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bill G. McClarty, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, in Hereford, TX, this the 17th day of October, 1984.

My Commission Expires: _____

Rex W Easterwood
NOTARY PUBLIC

REX W. EASTERWOOD
Notary Public, Deaf Smith County, Texas
My Commission Expires August 31, 1988

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

30798.85- CAMT.
80.08 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 86.58-
5944A11/08/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I-6 2 5 6 8

IDENTIF. REFERENCE

NOV 8 3 37 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.0084025