WARRANTY DEED

FROM: Aaron Walker, Robin Marie Walker, Jeffrey S. Jones and Julie W.Jones

TO: John Steinhouse, Trustee

Address New Owner(s) as follows:	Send Tax Bills to:	Map Parcel No.
John Steinhouse, Trustee 105 Trace End Dr. Franklin, Tn. 37064	Freeman Webb Developers, Inc. 2501 Hillsboro Dr. Nashville, Tn. 37212	102 Parcel 86

This instrument prepared by : John Steinhouse 105 Trace End Dr Franklin, Tn. 37064

State of Tennessee)
County of Davidson)

The actual consideration of value, whichever is greater for this transfer is $ 31,107.66

John Steinhouse
Affiant

Subscribed and sworn to before me, this the 27 day of December, 1984.

L. Chandler Dep. Reg
~~Notary Public~~

~~My Comm. Expires~~ : _____

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) the receipt of which is hereby acknowledged Aaron Walker etal, hereinafter called "Grantor," has this day bargained and sold, and does hereby transfer and convey unto John Steinhouse, Trustee with full power to sell, convey, mortgage without disclosure to any other parties hereinafter called "Grantor," (whether one or more persons or entities) his heirs, personal representatives, successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Apartment Unit No. D-13 , of West Meade 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 5923, page 704, Register's Office

for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of West Meade Condominium of record in Book 5200, page 430, said Register's Office, for a more complete identification and description of such Unit.

Being part of the same property conveyed to Aaron Walker etal by deed from Freeman Webb Developers, Inc., of record in Book 5924, page 381, Register's Office for Davidson County, Tennessee.

This is improved property, known as Unit No. D-13, West Meade Condominium, 6680 Charlotte Pike, Nashville, Tennessee 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, his heirs personal representatives successors and assigns, forever. Grantor convenants 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:

1. Real property taxes for the year 1984
2. All terms and provision of the Master Deed of record in the Register's Office for Davidson County, Tennessee.
3. All terms and provisions of the Charter of West Meade Condominium Association, Inc., of record in the Office of the Secretary of State of Tennessee and in the Register's Office for Davidson County, Tennessee and the By-Laws and Rules and Regulations of said corporation.
4. Easements, restrictions and encroachments as shown on the plat of West Meade Condominium of record in the Register's Office for Davidson County, Tennessee.
5. Sanitary sewers and/or storm drainage easement conveyed to Metropolitan Government of Nashville, Davidson County, Tennessee of record in Book 4520, page 336, said Register's Office.
6. 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 Grantor.
7. Terms and conditions of unrecorded lease to existing tenant, if any.

Grantor further convenants and binds itself, its successors and assigns, to warrant and forever defend the title to said real estate to said Grantee, his 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 Freeman Webb Developers, Inc, shall have the right to collect from Grantees 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, together with all costs of collection, including reasonable attorneys fees. This covenant of Grantee shall be binding upon his heirs, personal representatives, successors and assigns, and shall be deemed to be a convenant running with the real property herein conveyed until January 1, 1994, at which time the covenant of Grantee contained in this paragraph shall automatically expire.

Grantee, by acceptance of this deed, hereby joins in and accepts, and agrees to be bound by the foregoing instruments creating West Meade Condominium and West Meade Condominium Association, Inc. Grantee further agrees hereby to pay all assessments whether special or general which are levied by West Meade Condominiom Association, Inc. in connection with West Meade Condominiom. 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 as of December,1984.

Aaron T. Walker

Robin Marie Walker

Jeffrey S. Jones

Julie W. Jones

"GRANTOR"

John Steinhouse, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Charles Kreon Jr.
a Notary Public in and for said County and State, the within named Aaron T. Walker and Robin Marie Walker the bargainor's, 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, in Nashville, Tennessee, this the 27 day of December, 1984.

Notary Public

My Commission Expires 4/21/85

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Charles Kreon Jr.
a Notary Public in and for said County and State, the within named Jeffrey S. Jones and Julie W. Jones the bargainor's, 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, in Nashville, Tennessee, this the 27 day of December, 1984.

Notary Public

Mu Commission Expires 4/2/85

1:7.28:80

T IDENTIF. REFERENCE

DEC 27 1 23 PM '84

FELIX A. HIBBETT, REGISTER
DAVIDSON COUNTY, TN

12/27 30.36- CHECK

3786

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

RECEIVED OF _____

FOR _____

BOOK 6458 PAGE 641

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

31107.66- CAMT.
80.06 CSTAX
.50 PRFEE
12.00 WDEED
CHECK 93.36-
8786A12/27/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 7 2 8 8 0

IDENTIF. REFERENCE

DEC 27 1 23 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 96527