THIS INSTRUMENT PREPARED BY: PERCY WILKINS, JR. and CHRISTY WILKINS IVEY, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:

Philip R. Stuart et ux
607 Lynnbrook Road
Nashville, Tennessee 37215

SEND TAX BILLS TO:

Same

Box 8

MAP-PARCEL NUMBERS:

Part of 104-6
178

BOOK 6469 PAGE 150

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, ORLEANS, LTD., a Tennessee Limited Partnership,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Philip R. Stuart and wife, Eve R. Stuart,

hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To-Wit:

A certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 2, on the plan of Orleans Condominiums, which is designated as Exhibit "A" to the Master Deed, of record in Book 6437, page 536, Register's Office for said County, which plan and record thereof are incorporated herein and made a part hereof by reference. Master Deed was amended in Book 6442, page 49, said Register's Office.

BEING part of the same property conveyed to Orleans, Ltd., a Tennessee Limited Partnership, by deed from Harold Huggins and wife, Juanita R. Huggins, of record in Book 5890, page 422, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to a first mortgage Deed of Trust of record in Book 5890, page 425, Register's Office for Davidson County, Tennessee, said Deed of Trust being modified by instrument of record in Book 6437, page 573, said Register's Office.

The property herein conveyed is subject to restrictions, easements, liens and other matters as set forth in the Master Deed and By-Laws of record in Book 6437, page 536, and Book 6437, page 547, both in the Register's Office for Davidson County, Tennessee.

This is (un)improved property, known as Unit No. 2, Orleans Condominiums, Nashville, Tennessee.

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, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 2nd day of January, 1985.

ORLEANS LTD.,
A Tennessee Limited Partnership

BY: R & B EQUITIES, A General Partnership,
General Partner

BY: James L. Riggs
James L. Riggs, Partner

BY: J. D. Barnes
J. D. Barnes, Partner

1.7.50.69 IDENTIF. REFERENCE JAN 7 12 40 PM '85 FELIX Z. WILSON JR. REGISTER DAVIDSON COUNTY, TN

1562

STATE OF TENNESSEE
COUNTY OF _____

BOOK 6469 PAGE 151

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 55,750.00.

_____
Affiant

Subscribed and sworn to before me, this the 2nd day of January, 1985.

My Commission Expires: 4-21-85

_____
Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared James L. Riggs and J. D. Barnes with whom I am personally acquainted and who upon their oaths acknowledged themselves to be the general partners of R. & B. Equities, a general partnership, which is the general partner of Orleans Ltd., a Limited Partnership, the within named bargainor and they as such general partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Orleans Ltd., a Tennessee Limited Partnership by the said James L. Riggs and J. D. Barnes, as such general partners of R. & B. Equities, the general partner.

Witness my hand and official seal at office at Nashville, Tennessee, on this the 2nd day of January, 1985.

_____
Notary Public

My Commission Expires: 4-21-85

dp

WARRANTY DEED

from:

ORLEANS, LTD.

to:

PHILIP R. STUART ET UX

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

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

RECEIVED OF _____

FOR _____

BOOK 6463 PAGE 152

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
			35750.00-	CAPT.
			144.82	CSTAX
			.50	PRFEE
			6.00	WDEED
			CHECK	151.32-
1562A01/07/85			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

17.50 6.9

IDENTIF. REFERENCE

JAN 7 12 40 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 99239