This instrument prepared by: INGRAM & LOWE, ATTORNEYS, 405 Two Mile Pike, Goodlettsville, TN 37072

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOHN H. LOWE ET UX, D. RONALD INGRAM ET UX (NAME:)	SAME (NAME:)	P/o Map 26-5 Parcels 121 and 122
405 TWO MILE PIKE (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
GOODLETTSVILLE, TN 37072 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN AND NO/100 ---------- ($10.00) ... *DOLLARS*

cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged,

BOOK 6478 PAGE 356

I 7 8 1 0 4

IDENTIF. REFERENCE

JAN 22 11 21 AM '85

REGISTER OF DEEDS
DAVIDSON COUNTY, TN

ROGER SMITH, TRUSTEE, hereinafter referred to as Grantor,

have bargained and sold, and by these presents do transfer and convey unto the said JOHN H. LOWE AND WIFE, NANCY LOWE, a one-half undivided interest; and D. RONALD INGRAM AND WIFE, POLLY ANNE INGRAM, a one-half undivided interest; hereinafter referred to as Grantees, their... *heirs and assigns, a certain tract or parcel of land in* DAVIDSON *County, State of Tennessee, described as follows, to-wit:*

UNIT D, of COLONIAL SQUARE, a condominium office building as shown on Site Plan attached as Exhibit B to the Master Deed, of record in Book 6478, page 329, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Roger Smith, Trustee, by deed of record in Book 6244, page 864, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the Master Deed and By-Laws of COLONIAL SQUARE of record in Book 6478, page 329; the Declarations of Covenants, Conditions and Restrictions of COLONIAL SQUARE of record in Book 6478, page 329; and all provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 64-2701 (66-27-101) of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements nor or hereafter established over, through or upon the land embracing the regime and building thereon; 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 COLONIAL SQUARE, a condominium office building of record in Book 6478, page 329, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 82,352.00

Affiant

Subscribed and sworn to before me, this the 22nd day of January, 19 85

Notary Public

My commission expires: 7/17/88

(Affix Seal)

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

This is unimproved ( ) improved (XX) property, known as Unit D, Colonial Square, 405 Two Mile Pike, Goodlettsville, TN 37072
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their *heirs and assigns, forever.*

And I *do covenant with the said* Grantees *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And I *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Grantees, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 22nd *day of* January, *19* 85, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Roger Smith, Trustee

Roger Smith, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 6478 PAGE 358

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Roger Smith, Trustee

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 official seal at Goodlettsville, Tennessee, this 22nd day of January, 19 85.

Joyce B. Donahue, Notary Public.

Commission Expires 7/17/88

NOTARY PUBLIC AT LARGE DAVIDSON

STATE OF
COUNTY OF

Personally appeared before me, , a Notary Public in and for said County and State, the within named

the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at , this day of , 19 .

, Notary Public.

Commission Expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, , a Notary Public of the State and County aforesaid, personally appeared , with whom I am personally acquainted, and who, upon oath, acknowledged self to be of the , the within named bargainor, a corporation, and that he as such , being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as

Witness my hand and seal, at office in , this day of , 19 .

Notary Public

Commission Expires

01/22/223.74- CHECK

5115

OFFICIAL RECEIPT

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

RECEIVED OF _____ BOOK 6478 PAGE 359

FOR _____

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

82352.00- CAMT.
214.24 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 233.74-
5116A01/22/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 78104

IDENTIF. T. REFERENCE

JAN 22 11 21 AM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 102690