PREPARED BY:
J. Mitchell Grissim, Jr.
323 Union Street
Nashville, TN 37201

WARRANTY DEED

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NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.
John Mitchell Grissim, Jr. Robin E. Andrews 323 Union Street Nashville, TN 37201	Freeman Webb Developers, Inc. 2501 Hillsboro Road Nashville, TN 37212	Map 102-7-A Parcel 46

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, including the assumption and agreement to pay the balance of a note dated August 1, 1982, executed by James Gary Morrisseey and Denise Durham Morrissey to Freeman Webb Developers, Inc., in the original principal amount of Thirty-Eight Thousand Five Hundred Dollars ($38,500.00) which is secured by a deed of trust of record in Book 5933, page 992, Register's Office for Davidson County, Tennessee, and which note is payable according to the terms and conditions set out therein, the receipt of which is hereby acknowledged, we, James Gary Morrissey and Denise Durham Morrissey, hereinafter called the grantors, have bargained and sold, and by these presents do transfer and convey unto John Mitchell Grissim, Jr., and Robin E. Andrews, hereinafter called the grantees, tenants in common, their heirs or assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> Apartment Unit No. G-3, 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 in 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 the same property conveyed to James Gary Morrissey and Denise Durham Morrissey, by deed from Freeman Webb Developers, Inc. of record in Book 5933, page 988, Register's Office for Davidson County, Tennessee.
>
> This is improved property, known as Unit No. G-3, 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 grantees, their 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:

> 1. Real property taxes for the year 1985, which have been prorated.
>
> 2. All terms and provisions 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 836, 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.

Grantors further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said real estate to said Grantees, their heirs, personal representatives, successors and assigns, against the lawful claims of all persons.

Grantees, as part of the consideration for this conveyance, further agrees to pay all real property taxes asseseed against the real property herein conveyed to grantees on or before January 1 of each year following the year for which such taxes are assessed. Grantees agree 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 to time, together with all costs of collection, including reasonable attorneys' fees. This covenant of Grantess shall be binding upon their heirs, personal representatives, successor, and assigns, and shall be deemed to be a covenant running with the real property herein conveyed until January 1, 1994, at which time the covenant of Grantees contained in this paragraph shall automatically expire.

Grantees, by acceptance of this deed, hereby joins in and accepts, and agrees to be bound by the foregoing instrument creating West Meade Condominium and West Meade Condominium Association, Inc. Grantees further agree hereby to pay all assessments whether special or general which are levied by West Meade Condominium Association, Inc. in connection with West Meade Condominium. Grantees specifically consent 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 exeucted this instrument as of 1st day of February, 1985.

GRANTORS:

JAMES GARY MORRISSEY

DENISE DURHAM MORRISSEY

GRANTEES:

JOHN MITCHELL GRISSIM, JR.

ROBIN E. ANDREWS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named James Gary Morrissey, and Denise Durham Morrissey, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 1st day of February, 1985.

Belinda Denise Massey
NOTARY PUBLIC

My Commission Expires:

April 21, 1985

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named John Mitchell Grissim, Jr., and Robin E. Andrews, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 1st day of February, 1985.

Belinda Denise Massey
NOTARY PUBLIC

My Commission Expires:

April 21, 1985

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $37,985.00

J. Mitchell Grissim
AFFIANT

Subscribed and sworn to before me, this the 1st day of February, 1985.

Belinda Denise Massey
NOTARY PUBLIC

My Commission Expires:

April 21, 1985

FELIX A. WILSON II, REGISTER
DAVIDSON COUNTY, TN
FEB 27 | 45 PM 1985
IDENTIF. REFERENCE
1:8:57:10
RUSH

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

37985.00- CAMT.
98.80 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 108.30-
4369A02/27/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

E 857 I 0

IDENTIF. REFERENCE T.

FEB 27 1 45 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 111676