FROM:

FAIRMONT ASSOCIATES

TO:

ROBERT L. HARRIS AND WIFE,
CATHRINE C. HARRIS

For draftsman's use

Prepared By:
James L. Beckner, Esq.
Chambers Wyckoff & Beckner
First American Center, 12th Floor
Nashville, Tennessee 37238

BOOK 6501 PAGE 10

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert L. Harris et ux. (NAME)	First American National Bank of Nashville (NAME)	Map 104-6-G
117 Fairmont Place (STREET ADDRESS OR ROUTE NUMBER)	ATTN: Real Estate Loan Servicing First American Center (STREET ADDRESS)	Parcel 117
Nashville, TN 37203 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37237 (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

1:8597.1

IDENTIF. REFERENCE

FEB 28 12 08 PM '85

FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TN

RJS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$92,500.00 --- Robert L. Harris
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF February 1985

Susan B. Harrison
Notary Public

MY COMMISSION EXPIRES: 10/20/85

(AFFIX SEAL)

CONDOMINIUM UNIT DEED

FOR AND IN CONSIDERATION of the sum of Ninety-Two Thousand Five Hundred and No/100 Dollars ($92,500.00), cash in hand paid by the Grantees hereinafter named, the receipt and sufficiency of which is hereby acknowledged, FAIRMONT ASSOCIATES, a Joint Venture composed of Roy S. Jones Construction Co., Inc. and Aberdeen Properties, Inc. (the "GRANTOR"), has bargained and sold, and by these presents does transfer and convey unto ROBERT L. HARRIS AND WIFE, CATHRINE C. HARRIS, their heirs and assigns (the "GRANTEES"), the following described property, situated and being in Nashville, Davidson County, Tennessee:

BEING a part of the Plan of Fairmont Square I Condominiums as of record in Book 6250, page 310, Register's Office for said County, the part hereby described being:

UNIT No. 117, being designated as Tax Map No. 104-6-G, Parcel 117, 117 Fairmont Place, as shown on said Plan, and as described in the Master Deed establishing a Horizontal Property Regime for Fairmont Square I Condominiums of record in Book 6445, page 612, as amended by instrument of record in Book 6484, page 111, said Register's Office.

BEING part of the same property conveyed to Fairmont Associates, a Joint Venture composed of Roy S. Jones Construction Co., Inc. and Aberdeen Properties, Inc., by deed from Roy S. Jones Construction Company Incorporated and Aberdeen Properties, Inc. of record in Book 6445, page 609, Register's Office for Davidson County, Tennessee.

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TOGETHER WITH each and all of the rights, privileges and appurtenances thereunto belonging, as set forth in the said Master Deed, as amended, including without limitation such Unit's undivided percentage interest in the common elements as described therein; and together with any and all limited common elements appurtenant to said Unit as set forth in said Master Deed and/or shown on the Plan of record in Book 6250, page 310, said Register's Office.

SUBJECT, HOWEVER, to all of the provisions, conditions, restrictions, options, burdens and undertakings contained in the Plan, the Master Deed, as amended, and the By-Laws of Fairmont Square Homeowners Association of record in Book 6445, page 641, said Register's Office, and the Rules and Regulations, if any, all of which Grantees assume and agree to observe and perform, including but not limited to the payment of assessments which may be levied against such Unit.

This is improved property known as 117 Fairmont Place, Nashville, Tennessee 37203.

TO HAVE AND TO HOLD the aforesaid property, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, in fee simple, forever.

AND GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said property in fee simple, has a good right to convey it, and that the same is unencumbered except as follows:

1. Real property taxes for the year 1985, which have been prorated and assumed by Grantees.

2. All provisions, including without limitation, all conditions, covenants, restrictions, options, burdens and undertakings contained in the Master Deed of record in Book 6445, page 612, as amended in Book 6484, page 111; the By-Laws of record in Book 6445, page 641; and the Plan of record in Book 6250, page 310, Register's Office for Davidson County, Tennessee, and any and all amendments thereto.

3. Any and all easements in favor of other unit owners.

4. All sewer, water, electrical, telephone or other utility easements now or hereafter established as provided in the Master Deed, as amended, and By-Laws, over, through or upon any of the common elements or buildings thereon, whether to serve some or all of the common elements or to serve some or all of the units or unit owners thereon.

AND GRANTOR does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to

the said property to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, GRANTOR has executed this instrument on this 28th day of February, 1985.

FAIRMONT ASSOCIATES, a Joint Venture

By: ABERDEEN PROPERTIES, INC.,
a Joint Venturer

By: _____
Charles C. Brown, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared CHARLES C. BROWN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of ABERDEEN PROPERTIES, INC., a corporation, and that said corporation is a Joint Venturer of FAIRMONT ASSOCIATES, the within named bargainor, a Joint Venture, and that he, as such officer, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, as a Joint Venturer, by himself as such officer.

WITNESS my hand and official seal at office at Nashville, Tennessee, this 28th day of February, 1985.

_____
NOTARY PUBLIC

My Commission Expires:

10/20/85

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

BOOK 6501 PAGE 13

RECEIVED OF _____

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

92500.00- CAMT.
240.50 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 250.00-
4679A02/28/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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IDENTIF. REFERENCE

FEB 28 12 08 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 111977