BOOK 6522 PAGE 416

I 92916

WESTWOOD TRACE CONDOMINIUM
UNIT WARRANTY DEED

FROM: WESTWOOD TRACE PARTNERS

TO: DAVID E. RAWLINGS

IDENTIF. REFERENCE

MAR 29 | 58 PM '85
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

THIS INSTRUMENT PREPARED BY:
A. Harrison Johnson, Jr.
Baker Worthington Crossley Stansberry & Woolf
11th Floor, 200 Fourth Avenue North
Nashville, Tennessee 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David E. Rawlings	SAME	104-14 P/O Par 127
(NAME)	(NAME)	
SAME		
Unit No. , Westwood Trace	6103 Hickory Valley Rd	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville TN 37205	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP	

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 81,800.00.

Subscribed and sworn to before me, this the 27 day of March, 1985.

Affiant

My commission expires: 11-1-87
(Affix seal) Notary Public

(FOR REGISTER'S USE)

FOR AND IN CONSIDERATION of the sum of TEN AND 00/100 ($10.00) DOLLARS and other good and valuable considerations, cash in hand paid by DAVID E. RAWLINGS, ["Grantee" herein], the receipt whereof is hereby acknowledged, the undersigned Grantor, WESTWOOD TRACE PARTNERS, a partnership comprised of David E. Rawlings and John A. Thweatt, [the "Grantor" herein], has bargained and sold, and by these presents does transfer and convey unto the said Grantee, DAVID E. RAWLINGS, his heirs and assigns, a certain interest in land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit No. 17 as shown on the Plat of Westwood Trace Condominiums of record in Book 6200, Page 215, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements of Westwood Trace Condominium Association, all as described in Book 6522, Page 312, said Register's Office.

Being part of the same property conveyed to Westwood Trace Partners, a Tennessee partnership, by deed of record in Book 6459, Page 995, and as amended by deed of correction of record in Book 6522, Page 320, said Register's Office.

THIS UNIT WARRANTY DEED IS GIVEN IN EXCHANGE FOR WARRANTY DEED AND DEED OF EXCHANGE OF RECORD IN BOOK 6522, PAGE 413, REGISTER' S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

As part of the consideration for this transfer, Grantee agrees to be bound by the terms, covenants, and restrictions set forth in Master Deed for Westwood Trace Condominium Association, of record in Book 6522, Page 322, said Register's Office.

Grantor does hereby transfer and sell unto Grantee all fixtures and appliances which might by owned by Grantor and located in the said Unit.

03/28 19.13- CASH

3457

This conveyance is given subject to the terms, covenants and conditions of a certain "Warranty Deed and Deed of Exchange" by and between Grantor and Grantee when Grantor agreed to sell the Unit and Grantee agreed to purchase the Unit; a copy is available for examination at the office of John A. Thweatt, c/o Suite 360, 222 Third Avenue North, Nashville, Tennessee. Such "Warranty Deed and Deed of Exchange" is incorporated by reference as if fully copied herein.

Further, this conveyance is given subject to:

1. 1985 taxes, which have been prorated and adjusted as of the date hereof.

2. The terms and conditions of the Horizontal Property Act of Tennessee, the above Master Deed and By-Laws, the above Condominium Plat, and any amendments thereto.

This is improved property known as Unit No. 17, Westwood Trace Condominium, Nashville, Tennessee.

TO HAVE AND TO HOLD the said Unit and undivided interest with the appurtenances, estate, title and interest thereto belonging to the said DAVID E. RAWLINGS, his heirs and assigns, forever.

And Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said Unit and undivided interest in fee simple; has a good right to convey it, and the same is unencumbered, except as herein set forth.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said Unit and undivided interest to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

Witness the Grantor's signature this 29 day of March, 1985.

WESTWOOD TRACE PARTNERS,
A Tennessee Partnership

BY: _____
David E. Rawlings

BY: _____
John A. Thweatt

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared DAVID E. RAWLINGS AND JOHN A. THWEATT, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon their several oaths acknowledged themselves to be Partners of WESTWOOD TRACE PARTNERS, the within named bargainor, a Tennessee partnership, and that they as such Partners, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the partnership by themselves as Partners.

Witness my hand and and official seal at office in Nashville, Tennessee, the day and year first above written.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-1-87.

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
			81000.00	CAMT.
			212.68	CSTAX
			.50	PRFEE
			6.00	WDEED
				CASH 219.18-
			3457A03/29/85	BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I-92916

IDENTIF. REFERENCE

MAR 29 | 58 PM 1985

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 120518