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IDENTIF. REFERENCE

APR 3 10 41 AM '85

FELIX A. ... REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills to:	Map-Parcel No.
Lillian B. Evans Unit 704 The Park Road Condominium 3314 West End Avenue Nashville, Tennessee 37203	same	Map 104-6-B Parcel 702

BOOK 6525 PAGE 756

This instrument prepared by: DODSON, HARRIS, ROBINSON & ADEN, Attorneys, 900 Nashville City Bank Building, Nashville, Tennessee 37219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $82,000.00.

Lillian B. Evans
Affiant

SUBSCRIBED AND SWORN TO before me, this 19th day of February, 1985.

Pat Cancel
Notary Public

My commission expires:

FOR AND IN CONSIDERATION of the sum of EIGHTY-TWO THOUSAND and 00/100 DOLLARS ($82,000.00) the receipt of which is hereby acknowledged, Ann Evans Sutton, hereinafter called "Grantor", has this day bargained and sold and does hereby transfer and convey unto Lillian B. Evans and Emily Evans Sanders as tenants in common with right of survivorship, hereinafter called "Grantees", their heirs, personal representatives, successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Apartment Unit No. 702, of The Park Road Condominium created under Title 64, §§ 2701 et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 5845, page 831, 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 The Park Road Condominium of record in Book 5200, page 390, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Ann Evans Sutton by Deed from Freeman Webb Developers, Inc. of record in Book 5845, Page 973, Register's Office for Davidson County, Tennessee.

This is improved property, known as Unit No. 702, The Park Road Condominium, 3314 West End Avenue, Nashville, Tennessee 37203.

4665 04/03 19.70- CHECK

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: BOOK 6525 PAGE 757

1. Real property taxes for the year 1985, which are assumed by Grantees.

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 the Park Road 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 and restrictions as shown on the plat of The Park Road Condominium of record in the Register's Office for Davidson County, Tennessee.

5. Such liens and other matters, if any, against which Grantees' title insurer commits to insure Grantees from loss as provided in the title insurance policy provided Grantees by Grantor.

6. Terms and conditions of unrecorded lease to existing tenant, if any.

Grantor 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, by acceptance of this Deed, hereby join in and accept, and agree to be bound by the foregoing instruments creating The Park Road Condominium and The Park Road Condominium Association, Inc. Said Grentees further agree hereby to pay all assessments whether special or general which are levied by The Park Road Condominium Association, Inc. in connection with The Park Road Condominium.

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 19th day of February, 1985.

Ann Evans Sutton
ANN EVANS SUTTON, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, P.W. Carroll, a Notary Public in and for said County and State, the within named ANN EVANS SUTTON, the Grantor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, in Nashville, Tennessee, this 19th day of February, 1985.

P W Carroll
Notary Public

My commission expires:
_____.

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

RECEIVED OF _____

FOR _____

BOOK 6525 PAGE 758

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

82000.00- CAMT.
213.20 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 219.70-
4665A04/03/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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IDENTIF. REFERENCE

APR 9 10 41 AM '85

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

No. 121695