WARRANTY DEED

FROM: Morrie Speer and wife, Doris Speer

BOOK 6536 PAGE 690

TO: Jane Ann Dailey Smith

Address New Owners as follows:

Jane Ann Dailey Smith
6666 Brookmont Terrace
Apt. Unit 912
Nashville, Tennessee 37205

Send Tax Bills to: same

Map-Par. No.

Map 129-14-A
Parcel 103

Mail To This instrument prepared by: Theodore H. Pailet, Attorney, 1906 South Street Nashville, TN 37212

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $155,000.00.

Jane A.D. Smith
AFFIANT

Subscribed and sworn to before me, this the 11th day of April, 1985.

Notary Public

My Commission Expires: 11/21/85

FOR AND IN CONSIDERATION of the sum of One Hundred Fifty- Five Thousand ($155,000.00) Dollars the receipt of which is hereby acknowledged Morrie Speer and wife, Doris Speer, hereinafter called "Grantors" have this day bargained and sold, and do hereby transfer and convey unto Jane Ann Dailey Smith, hereinafter called "Grantee," her heirs, personal representatives, successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Apartment Unit No. 912, of Wessex Towers Condominium created under Title 64, Section 2701 et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, which was executed by Central Tennessee Investment Company, Inc., of record in Book 5414, page 634, 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 Wessex Towers Condominium Apartments, of record in Book 5200, page 142, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Morrie Speer and wife, Doris Speer by Deed from John H. Noel, Trustee, of record in Book 5833, page 352, Register's Office for Davidson County, Tennessee.

This is improved property, known as Apartment No. 912, Wessex Towers Condominium, 6666 Brookmont Terrace, Nashville, Tennessee 37205.

4/12 @ 9:53 CHECK

316

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, her heirs, personal representatives, successors, and assigns, forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except:

1. Taxes for the year 1985, which have been prorated.

2. All terms and provisions of the Master Deed of record in Book 5414, page 634, Register's Office, Davidson County, Tennessee.

3. All terms and provisions of the Charter of Wessex Towers Condominium Association, Inc., of record in Corporation Book Volume 67, page 1023, in the Office of the Secretary of the State of Tennessee, and in Book 5412, page 451, Register's Office, Davidson County, Tennessee, and the By-Laws and rules and regulations of said corporation.

4. Easements and restrictions as shown on the plat of Wessex Towers Condominium Apartments of record in Book 5200, page 142, Register's Office, Davidson County, Tennessee.

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

Grantors further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to said real estate to said Grantee her heirs, personal representatives and assigns, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors have executed this instrument on this 17th day of April, 1985.

I.9 7.7.4.3

T IDENTIF. REFERENCE

APR 10 3 39 PM '85

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

Morrie Speer

Morrie Speer

Doris Speer

Doris Speer

"GRANTORS"

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Morrie Speer and wife, Doris Speer, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee this the 17th day of April, 1985.

Notary Public

NOTARY PUBLIC AT LARGE

My Commission Expires 11/21/87

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

RECEIVED OF _____

FOR _____

BOOK 6536 PAGE 692

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

155000.00- CAMT.
403.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 409.50-
941604/18/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 9 7 7 4 3

IDENTIF. REFERENCE

APR 19 9 39 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 126319