J0116 7

IDENTIF. REFERENCE

MAY 2 11 16 AM '85

DAVIDSON COUNTY, TN

THIS INSTRUMENT PREPARED BY:
LOWE WATKINS
18th Floor, First American Center
Nashville, Tennessee 37238

WARRANTY DEED

BOOK 6546 PAGE 956

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
J. H. and MAY TIDMAN Apartment 75 105 Leake Avenue Nashville, Tennessee 37205	SAME	Map: 116-13-C Par.: 75

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $83,073.00.

May Tidman

SUBSCRIBED AND SWORN to before me this 1st day of May, 1985.

My Commission Expires:
10/10/86

Notary Public

NOTARY PUBLIC AT LARGE

FOR AND IN CONSIDERATION of the sum of Eighty-Three Thousand Seventy-Three Dollars ($83,073.00), cash in hand paid and other good and sufficient consideration, receipt of all of which is hereby acknowledged, I, MAY KELTNER BARRY TIDMAN, have this day bargained and sold, and do hereby transfer and convey unto the said J. HASKELL TIDMAN, the Grantee herein, his heirs and assigns, an undivided one-half interest in certain real estate in Davidson County, Tennessee, as follows:

A certain condominium apartment in Davidson County, Tennessee, described as follows:

> Apartment No. 75 in Belle Meade Tower, a horizontal property regime located at 105 Leake Avenue in Nashville, Davidson County, Tennessee, as shown on the plat of Belle Meade Tower, recorded in Book 4175, Page 159, of the Register's Office of Davidson County, Tennessee, and described in a Master Deed, recorded in Book 4469, Page 530, as amended by a Deed of Correction relating to the Master Deed, of record in Book 4494, Page 489, of the Register's Office of Davidson County, Tennessee, to which reference is hereby made. Parking Space No. 12 in the garage attached to the building of Belle Meade Tower is a limited common element for the exclusive use of the co-owner of said apartment. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners, and tenants of Belle Meade Tower contained in the Master Deed, and the By-Laws appended thereto, recorded in Book 4469, Page 530, as amended by a Deed of Correction relating to the Master Deed of record in Book 4494, Page 489, of the Register's Office of Davidson County, Tennessee, are incorporated in this Deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to William H. Browder and wife, Florence S. Browder by Evans-Cain Company by Deed of record in Book 4537, page 741, said Register's Office, the said William H. Browder having since died, and the same property conveyed by Florence S. Browder to May Keltner Barry by Deed of record in Book 6196, Page 989, Register's Office for said Cou..ty.

Subject to easement granted by H. B. Alexander and wife, to American Telephone & Telegraph Company for telephone line and for trimming trees, of record in Book 1207, Page 547, Register's Office for Davidson County, Tennessee.

Subject to a building clearance easement of two feet in width which was granted A. J. Reich, et ux., their heirs and assigns by instrument of record in Book 3138, Page 201, Register's Office for Davidson County, Tennessee.

Subject to easements for sanitary sewer and storm drainage improvements which were granted Metropolitan Government of Nashville and Davidson County, Tennessee, by instrument of record in Book 3839, Page 983, Register's Office for Davidson County, Tennessee.

Subject to permanent and temporary easements for the construction of bridge and channel changes which were granted Metropolitan Government of Nashville and Davidson County, Tennessee, as more particularly set forth in an instrument of record in Book 4355, Page 696, Register's Office for Davidson County, Tennessee.

Subject to terms and provisions of Master Deed Establishing a Horizontal Property Regime of Belle Meade Towers, of record in Book 4469, Page 530, as amended by a Deed of Correction relating to the Master Deed of record in Book 4494, Page 489; and further amended in Book 4631, Page 407, Book 4631, Page 410, Book 4851, Page 950, and Book 5046, Page 828, Register's Office for Davidson County, Tennessee.

This is improved property, known as Apartment 75, 105 Leake Avenue, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD the said one-half undivided interest in said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, his heirs, and assigns forever. I covenant that I am 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 as above stated.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, his heirs and assigns, against the lawful claims of all persons.

This conveyance does not create a tenancy by the entirety but the Grantor and Grantee are equal tenants-in-common.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

WITNESS my hand this 1st day of May, 1985.

May Keltner Barry Tidman

MAY KELTNER BARRY TIDMAN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named MAY KELTNER BARRY TIDMAN, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 1st day of May, 1985.

Notary Public

My Commission Expires:

10/15/86

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6546 PAGE 958

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

83073.00- CAMT.
216.06 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 288.56-
3645A05/02/85 BAL : .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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IDENTIF. REFERENCE

MAY 2 11 16 AM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 130439