Pay 2

This instrument prepared by:
Gail Pigg
Suite 1401
One Commerce Place
Nashville, TN 37239

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Margaret S. Cantrell	Metropolitan Federal Savings	119-14A
(NAME) Unit #118 Kingswood Condo.	(NAME) Lee 230 4th Ave N	118
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN	(STREET ADDRESS) Nashville Tenn 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BOOK 6547 PAGE 459

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100---------- Dollars,
and other good and valuable consideration, the receipt of which is hereby acknowledged, including the assumption of deed of trust payable to Metropolitan Federal Savings and Loan Association, having an approximate balance of $37,468.98, being of record in Book 6086, page 594, in the Register's Office for Davidson County.

THOMAS G. SMITH AND
ANN H. YORK, BOTH UNMARRIED

have this day bargained and sold, and do hereby transfer and convey unto the said Margaret S. Cantrell

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Unit No. 118, as shown on the Site Plan of Kingswood Condominiums, of record in Book 5200, page 520, 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 "C" of the Master Deed establishing Kingswood Condominiums, as amended, of record in Book 6058, page 320, said Register's Office.

Being the same property conveyed to Thomas G. Smith and Ann H. York, by deed from Home Service Corporation of record in Book 6086, page 591, said Register's Office.

RECEIVED FOR REGISTRATION
MAY 7 3 39 PM 1985
DAVIDSON COUNTY, TN

101336

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 43,000.00

Subscribed and sworn to before me, this the 1st day of May, 19 85

Affiant Margaret S. Cantrell

My commission expires 10/24/88 (Affix Seal)

Notary Public

This is improved ( ) unimproved (X) property, known as Unit 118, Kingswood Condominium (House Number) (Street) Nashville, TN (P.O. Address: City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever we covenant that we 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 for 1985 taxes, and as set forth on Exhibit A hereto attached.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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 our hands this 1st day of May, 19 85, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

CHECK

Thomas G. Smith

Ann H. York

3240

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Thomas G. Smith and Ann H. York

*the within named bargainor*s, *with whom I am personally acquainted, and who acknowledged that* they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 1st *day of* May, *19*85.

Gail Pigg
Notary Public

GAIL PIGG NOTARY PUBLIC AT LARGE TENNESSEE

Commission expires 10/24/88

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* .....self to be..... .....of the....., *the within named bargainor, a corporation, and that* ....he as such....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....self as.....

Witness my hand and seal, at office in ....., *this* .....day of....., *19*.....

.....*Notary Public*

Commission expires.....

WARRANTY DEED

FROM
Thomas G Smith and Ann York

TO
Margaret S Cantrell

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

Return to
Gail Pigg

EXHIBIT A

(1) Taxes, 1983, a lien but not yet due and payable.

(2) Rights or claims of tenants in possession not shown by the public records.

(3) Restrictive covenants contained in deed from Airdrie Land Company to Alfred I. Roehm, dated July 18, 1932, of record in Book 909, page 48, said Register's Office.

(4) Restrictive covenants contained in deed from Airdrie Land Company to Alfred I. Roehm and wife, dated April 9, 1934, filed April 26, 1934, and recorded in Book 919, page 393, said Register's Office.

(5) Restrictive covenants contained in deed from Airdrie Land Company to Nashville Trust Company, dated March 5, 1934, filed March 29, 1934, and recorded in Book 928, page 752, as amended by instrument dated February 17, 1937, filed February 24, 1937, and recorded in Book 1001, page 539, said Register's Office.

(6) Restrictive covenants contained in deed from Nashville Trust Company to F. T. Read and wife, dated September 5, 1934, filed September 8, 1934, and recorded in Book 946, page 252, said Register's Office.

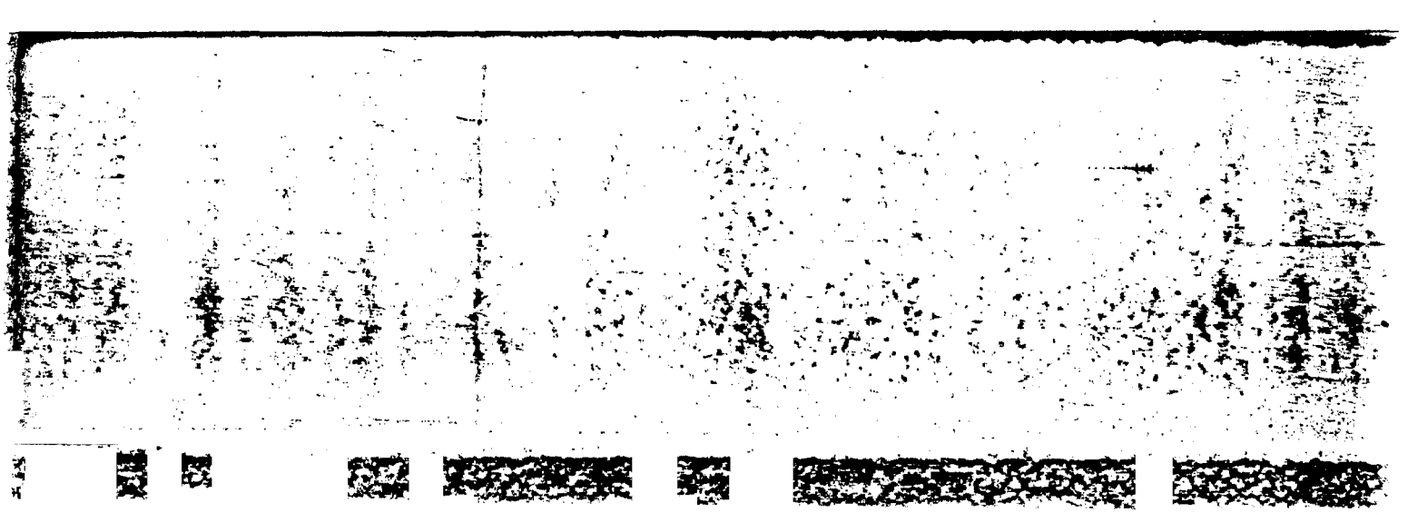
(7) Restrictive covenants contained in deed from Nashville Trust Company to W. R. Richards, dated September 4, 1934, filed September 11, 1934, and recorded in Book 919, page 628, said Register's Office, which are the same as in Book 946, page 252, said Register's Office.

(8) Restrictive covenants contained in deed from Alfred I. Roehm and wife, to Arthur Crownover, Jr., dated March 26, 1948, filed April 7, 1948, and recorded in Book 1579, page 387, said Register's Office.

(9) Restrictive covenants contained in deed from Arthur Crownover, Jr., and wife, to Alfred I. Roehm and wife, dated March 26, 1948, filed April 12, 1948, and recorded in Book 1581, page 55, said Register's Office, which are the same as in Book 1579, page 387, said Register's Office.

(10) The Plan of record in Book 5200, page 233, said Register's Office, as corrected by Surveyors Certificate of Correction, of record in Book 5565, page 424, said Register's Office, shows an Owner's Certificate, certain public utility and sewer easements, to which plat reference is here made for the location and dimensions.

(11) Easements for sanitary sewers and/or storm drainage granted Metropolitan Government of Nashville and Davidson County, Tennessee, by Nashville Boy's Club, Inc., across premises, as set out in Book 3645, page 9; Book 3822, page 25; Book 4259, page 977; and Book 4260, page 332, said Register's Office.



(12) Lease Agreement dated April 24, 1979, by and between Solon Automated Service and Kingswood Kastle Apartments, of record in Book 5585, page 985, said Register's Office, and Bill of Sale, of record in Book 5585, page 989, said Register's Office.

(13) Limitations and conditions imposed by the "Horizontal Property Act" as set out in Sections 64-2701, et seq., of the Tennessee Code Annotated.

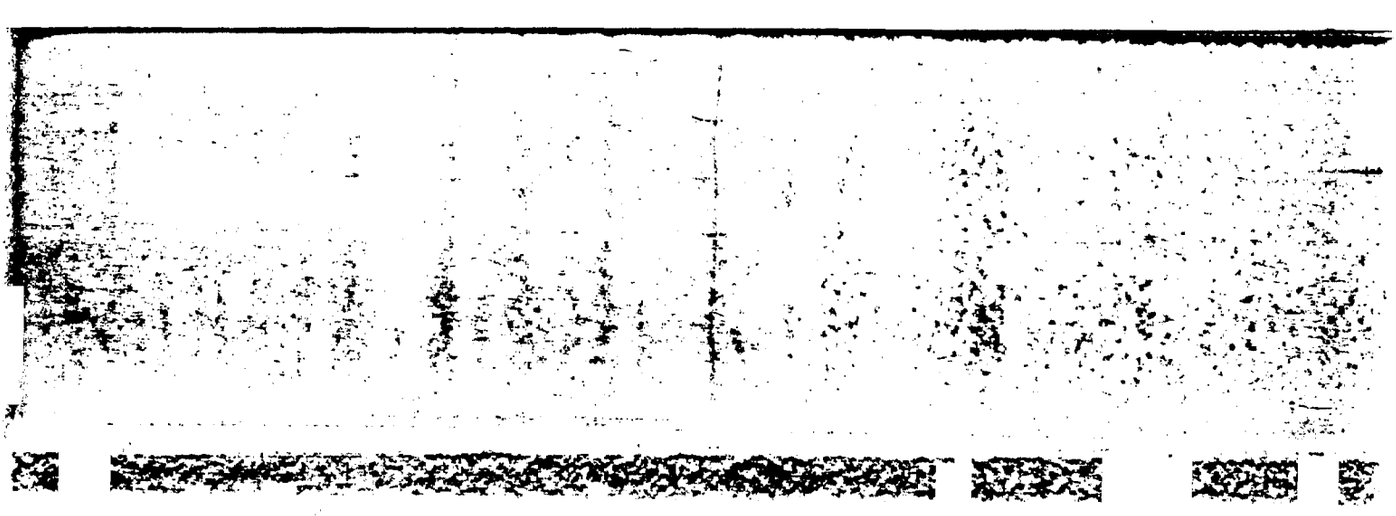
(14) Terms, provisions, covenants, conditions, easements and rights established by and contained in the Master Deed and Bylaws for Kingswood, as amended, recorded in Book 6058, page 320, said Register's Office, including the plat recorded in Book 5200, page 520, said Register's Office.

(15) Any lien or other obligation to pay assessments for prorated expenses of administration and of maintenance and repair of the common elements, general and limited, of the building and any other expenses lawfully agreed upon and to pay the proportionate cost whenever it shall be proper to proceed with reconstruction of the building in case of fire or other disaster and where the insurance indemnity is insufficient to cover the cost of such reconstruction as set out in said Master Deed, as amended, of record in Book 6058, page 320, said Register's Office.

(16) Deed of trust executed by Home Service Corporation to Mark H. Westlake, Trustee, of record in Book 5826, page 281, said Register's Office to secure a note dated November 1, 1981, in the amount of $850,000.00, subject to terms and conditions therein.

(17) Deed of trust executed by Marion Thurman and Eva Thurman to Franklin G. Clark, Trustee, of record in Book 4597, page 475, corrected in Book 4634, page 166, said Register's Office, dated April 28, 1972, to secure Third National Bank in Nashville, Tennessee, and Massachusetts Mutual Life Insurance Company an indebtedness in the amount of $1,050,000.00, and any other sums which may be and become payable under the terms thereof, including but not limited to principal, interest and service fee.

(18) Financing statement in favor of Third National Bank as secured party of record in Book 4597, page 486, said Register's Office, and continuation statement of record in Book 5136, page 207, said Register's Office, as further security for the deed of trust in item (16) above.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 6547 PAGE 463

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

43000.00- CAMT.
111.80 CSTAX
.50 PRFEE
12.00 WDEED
CHECK 124.30-
3840A05/02/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J01333

IDENTIF. REFERENCE

MAY 2 9 38 PM '85

DAVIDSON COUNTY, TN

No. 130630