J.O 5.5 3.4

IDENTIF. REFERENCE

MAY 16 3 48 PM '85

REGISTER DAVIDSON COUNTY, TN

WARRANTY DEED

FROM: C & T Development Co., Inc.

TO: James Grout

Address of New Owner(s) as follows:	Send Tax Bills to:	Map-Parcel No.
James Grout 2036 Convent Place Nashville, TN 37212	James Grout 2036 Convent Place Nashville, TN 37212	None Established Map 104-11 I Parcel 17 a2

This instrument prepared by: LANGFORD, SWITZER & KING, 2200 Hillsboro Road, Suite 400, Nashville, Tennessee 37212

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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The actual consideration or value, whichever is greater, for this transfer is $77,400.00.

Affiant

Subscribed and sworn to before me, this 14th day of May, 1985.

Notary Public

My Commission Expires: 11-1-87

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) the receipt of which is hereby acknowledged, C & T Development Co., Inc., hereinafter called "Grantor", has this day bargained and sold, and does hereby transfer and convey unto James Grout, hereinafter called "Grantee", (whether one or more persons or entities) his heirs, personal representatives, successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being the Unit known as 2036, a part of Charlton Square created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated, and as established by Master Deed, of record in Book 6464, page 105, 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 said Master Deed. Reference is hereby made to the Plat of Charlton Square of record in Book 6464, page 104, as Exhibit"J" to said Master Deed, said Register's Office, for a more complete identification and descripton of such Unit.

Being part of the same property conveyed to C & T Development Co, Inc., by deed from McMurtry Meadows, a partnership, of record in Book 6513, page 328, Register's Office for Davidson County, Tennessee.

This is improved property, known as 2036 Convent Place, Nashville, Tennessee 37212.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, his heirs, personal representatives, successors and assigns forever. Grantor covenants that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unemcumbered, except for those exceptions listed in the schedule of exceptions to coverage in the title insurance policy furnished Grantee by Grantor insuring Grantee's interest in the above described property. The schedule of exceptions to such title insurance policy is by reference incorporated herein.

3952

Grantor further covenants and binds himself, his successors and assigns, to warrant and forever defend the title to said real estate to said Grantee, his heirs, personal representatives, successors and assigns, against the lawful claims of all persons.

Grantee, by acceptance of this deed, hereby joins in and accepts, and agrees to be bound by the instruments creating Charlton Square and Charlton Square Homeowner's Association, Inc., in connection with Charlton Square. Grantee specifically consents to the terms and conditions of Paragraph 7 of the Master Deed providing for the retention of a lien in favor of the Association to secure the payment of all such assessments and a power of sale to enforce the assessment lien.

IN WITNESS WHEREOF, the parties have executed this instrument as of the 14th day of May, 1985.

"GRANTEE" "GRANTOR"

C & T DEVELOPMENT CO., INC.

James R. Grout
JAMES GROUT

BY: C.W. Tidwell
PRESIDENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Martha M Gentry, a Notary Public in and for the County and State aforesaid, personally appeared C.W. Tidwell with whom I am personally acquainted, and who upon oath acknowledged himself to be president of C & T Development Co., Inc., the within named bargainor, a corporation, and that he as such president, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as president.

Witness my hand and seal, in Nashville, Tennessee, this the 14th day of May, 1985.

Mrs. Martha M. Gentry
NOTARY PUBLIC

My Commission Expires: 11-1-87

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Martha M. Gentry, a Notary Public in and for said County and State, the within named James Grout, the bargainor, with whom I am personally acquainted, and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, in Nashville, Tennessee, this 14th day of May, 1985.

Mrs. Martha M. Gentry
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

77400.00- CAMT.
201.24 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 207.74-
8952A06/16/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J0553 4

IDENTIF. REFERENCE

MAY 16 3 48 PM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 135612