THIS INSTRUMENT PREPARED BY

Saturn & Mazer, Attys.
212 Third Ave, North Nahville, TN 37201

WARRANTY DEED FORM 20 (REV. 4-69) Acme-Nashville

For and in Consideration of the sum of Ten Dollars and 00/100 ($10.00)

Dollars,

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J06398

IDENTIF. REFERENCE

MAY 21 9 32 AM '85

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

We, David P. Helm and wife, Janet S. Helm

have bargained and sold, and by these presents do transfer and convey unto the said DON L. GREGG AND WIFE, TOBI D. GREGG **heirs and assigns. a certain tract or parcel of land in** Davidson **County, State of Tennessee, as follows:**

Unit No. M-12 of Canterbury Hall Condominium, a condominium or horizontal property regime established by Master Deed of record in Book 5440, page 255, Register's Office for Davidson County, Tennessee, as amended by Amendment to Master Deed of record in Book 5441, page 819, said Register's Office, and shown on a Plan of record in Book 5200, page 159, said Register's Office.

Together with each and all of the rights, privileges, and appurtenances thereunto belonging, as set forth in the said Master Deed (and By-Laws which are an exhibit thereto), including without limitation such Unit's undivided percentage interest in the land and common elements reflected in said Master Deed and Plan.

Subject, however, to all of the provisions, conditions, restrictions, burdens and undertakings contained in the said Plan, Master Deed and By-Laws, all of which the Grantee does assume and agree to observe and perform, including, but not limited to, the payment of assessments.

BEING the same property conveyed to David P. Helm and wife, Janet S. Helm by deed from Canterbury Hall Associates, a partnership composed of Kingsbury Enterprises, Inc., a Tennessee corporation; Chalamel Corporation, a Tennessee corporation; Chickering Development Company, a Tennessee corporation; and Jenson Corporation, a Tennessee corporation, of record in Book 5619, Page 35, Register's Office of Davidson County, Tennessee.

Send Tax Bills To:
Dominion Bancshares Mortgage Corp.
9900 Main Street, Suite 200
Fairfax, Virginia 22031

Buyers Address:
Don L. Gregg
500 Paragon Mills Road
M-12
Nashville, TN 37211

Tax ID:
169 N C 1200

Map. and par.
133-11-A 77 Co.
60A 60158

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantee, his heirs and assigns, forever.

AND Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the aforesaid real estate in fee simple; that it has a good right to sell and convey the same; and that the same is unencumbered, except for (1) current real estate taxes; (2) easements, covenants, restrictions, and building lines of record; (3) easements in favor of other Unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through or upon the said property as a whole, and the buildings thereon, to serve some or all of the Units therein; (4) applicable zoning and building laws or ordinances and the Horizontal Property Act of Tennessee; (5) all provisions of the Plan, Master Deed and By-Laws, and any amendments thereto; (6) any existing lease of the Unit known to Grantee; and (7) liens and other matters, if any, against which Grantee's title insurer comits to insure.

Any Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said real estate against the lawful claims of all persons claiming under it.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said Grantees, their heirs and assigns, forever. And we do do covenant with the said Grantees that we do lawfully seized and possessed of said land in Fee Simple; have a good right to convey it, and the same is unincumbered.

And we do do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said Grantees heirs and assigns, against the lawful claims of all persons whomsoever. A lien is expressly retained upon the property herein conveyed to secure all the deferred payments of purchase money.

Witness our hand s , this 6th day of May 19 85

David P. Helm

Janet S. Helm

LINDA FRYE NOTARY PUBLIC

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ACKNOWLEDGMENT BEFORE NOTARY PUBLIC.

STATE OF TENNESSEE COUNTY

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $37,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Barbara J. Whittaker
Affiant

Subscribed and sworn to before me, this the 2 day of NOVEMBER, 19 86.

Lynda Fryer
Notary Public

LYNDA FRYER NOTARY PUBLIC DAVIDSON

My commission expires 4/19/87

ACKNOWLEDGMENT BEFORE NOTARY PUBLIC

STATE OF TENNESSEE COUNTY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David P. Helm and wife Janet S. Helm

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

BARBARA J. WHITTAKER NOTARY PUBLIC DAVIDSON COUNTY

Witness my hand and official seal, at Nashville, Tennessee, this 6th day of May, 1985.

My Commission Expires APRIL 19, 1987

My Commission Expires ....., 19....

Barbara J. Whittaker
Notary Public.

STATE OF TENNESSEE, ... COUNTY.

Register's Office, ..., 19....

I, ..., Register of said County, do certify that the foregoing Deed and Certificate are registered in said office, in Book No....., page.....; that they were received....., 19...., at.....o'clock....M., and entered in Note Book ....., Page.....

.....

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Warranty Deed

FROM

David P. Helm and wife,

Janet S. Helm

TO

STATE OF TENNESSEE

Davidson COUNTY

Register's Office

Received for record the.....day of

....., A.D. 19....,

at.....o'clock.....M. Noted in Note

Book....., page....., and recorded in

Warranty Deed Book No....., Page.....

State Tax .....$.....

Register's Fee .....$.....

Total .....$.....

Paid this.....day of....., 19....

.....

Register

Form 20 Acme Nashville
(REV. 4-69)

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

37000.CO- CAMT.
96.20 CSTAX
.50 PRFEE
12.00 WDEED
CHECK 108.70-
9968A05/21/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J O 6 3 9 8

IDENTIF. REFERENCE

MAY 21 9 32 AM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 136599