Con 46

PARK GREEN, a Condominium
UNIT WARRANTY DEED

File 46

FROM: BELLE MEADE BUILDERS, INC.

BOOK 6566 PAGE 438

TO: MICHAEL D. PIERCE

THIS INSTRUMENT PREPARED BY:
A. Harrison Johnson, Jr., Esquire
Baker Worthington Crossley Stansberry & Woolf
Thirtieth Floor, L & C Tower
Nashville, Tennessee

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael D. Pierce	Security Federal Savings and Loan Association	117-7-69
(NAME)	(NAME)	
104 Matthew Lane, Unit No. 17	P. O. Box 150809	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville, Tennessee	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP	

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $89,900.00.

Subscribed and sworn to before me, this the 29 day of May, 1985.

X _____
Affiant

My commission expires: 11-1-87
(Affix seal) Notary Public

(FOR REGISTER'S USE)

FOR AND IN CONSIDERATION of the sum of TEN AND 00/100 ($10.00) DOLLARS and other good and valuable considerations, cash in hand paid by MICHAEL D. PIERCE, (the "Grantee" herein), the receipt whereof is hereby acknowledged, the undersigned Grantor, BELLE MEADE BUILDERS, INC., a Tennessee corporation, (the "Grantor" herein), has bargained and sold, and by these presents does transfer and convey unto the said Grantee, MICHAEL D. PIERCE, his heirs and assigns, a certain interest in land in Davidson County, State of Tennessee, described as follows, to-wit:

> Being Unit No. 17 as shown on the Plat of Park Green of record in Book 5200, Page 719, as amended in Book 6250, Page 253, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements of The Park Green Homeowners' Association, all as described in Book 6247, Page 872, as amended in Book 6453, Page 717, et seq., said Register's Office.
>
> Being part of the the same property conveyed to Belle Meade Builders, Inc. by deed from Ann Wright Hart and husband, F. Donald Hart, of record in Book 6236, Page 643, said Register's Office.

As part of the consideration for this transfer, Grantee agrees to be bound by the terms, covenants, and restrictions set forth in Master Deed for The Park Green Homeowners' Association, of record in Book 6247, Page 872, as amended in Book 6453, Page 717, and its attendant By-Laws, in said Register's Office.

Grantor does hereby transfer and sell unto Grantee all fixtures and appliances which might be owned by Grantor and located in the said Unit, including range and refrigerator.

SUBJECT TO:

1. 1985 taxes, which have been prorated and adjusted as of the date hereof.

2. The terms and conditions of the Horizontal Property Act of Tennessee, the above Master Deed and By-Laws, the above Condominium Plat, and any amendments thereto.

3. The Plan of record in Book 5200, Page 719, as amended in Book 6250, Page 253, said Register's Office, shows an Owner's Certificate, certain easements and setback lines.

This is improved property, known as Unit No. 17, 104 Matthew Lane, Nashville, Tennessee.

TO HAVE AND TO HOLD the said Unit and undivided interest with the appurtenances, estate, title and interest thereto belonging to the said MICHAEL D. PIERCE, his heirs and assigns, forever.

And Grantor does covenant with the said Grantee, that it is lawfully seized and possessed of said Unit and undivided interest in fee simple; has a good right to convey it, and the same is unencumbered, except as herein set forth.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said Unit and undivided interest to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS the Grantor's signature this 24 day of May, 1985.

J.D. 7982

IDENTIF. REFERENCE

MAY 28 1 59 PM 1985

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

BELLE MEADE BUILDERS, INC.
A Tennessee Corporation

By: _____
Joel C. Wilson, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Joel C. Wilson, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be President of BELLE MEADE BUILDERS, INC., the within named bargainor, a corporation, and that he as such officer, being authorized so to do executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by himself as such officer.

Witness my hand and seal, at office in Nashville, Tennessee, this 24 day of May, 1985.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-1-87.

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

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RECEIVED OF _____

FOR _____

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

89500.00- CAMT
235.74 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 248.24-
1849A05/28/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J07982

IDENTIF. REFERENCE T

MAY 28 1 58 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 138437