To Be Assign
JW

ST. CHARLES PLACE CONDOMINIUM
UNIT WARRANTY DEED

FROM: S & L ASSOCIATES

BOOK 6567 PAGE 815

TO: G. LAMAR GAINES AND WIFE,
CONNIE C. GAINES

THIS INSTRUMENT PREPARED BY:
A. Harrison Johnson, Jr.
Baker Worthington Crossley Stansberry & Woolf
Eleventh Floor, 200 Fourth Avenue, North
Nashville, Tennessee 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
G. Lamar and Connie C. Gaines	✓ SAME	
(NAME)	(NAME)	
Unit No. 102, St. Charles Place		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37212		
(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 $129,500.

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

✓ G. Lamar Gaines
Affiant

My commission expires: 7-18-87
(Affix seal)

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

(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 G. LAMAR GAINES AND WIFE, CONNIE C. GAINES, ["Grantees" herein], the receipt whereof is hereby acknowledged, the undersigned Grantor, S & L ASSOCIATES, a Tennessee partnership, [the "Grantor" herein], has bargained and sold, and by these presents does transfer and convey unto the said Grantees, G. LAMAR GAINES AND WIFE, CONNIE C. GAINES, their heirs and assigns, a certain interest in land in Davidson County, State of Tennessee, described as follows, to-wit:

> Being Unit No. 102 as shown on the Plat of St. Charles Place Condominium of record in Book 6452, Pages 910-916, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements of St. Charles Place Condominium Association, all as described in Book 6438, Page 595, as rerecorded in Book 6452, Page 864, and as amended in Book 6488, Page 833, said Register's Office.
>
> Being part of the same property conveyed to S & L Associates, a Tennessee general partnership, by deeds of record in Book 6165, Page 508, Book 6168, Page 5, and Book 6165, Page 502, said Register's Office.

As part of the consideration for this transfer, Grantees agree to be bound by the terms, covenants, and restrictions set forth in Master Deed for St. Charles Place Condominium Association, of record in Book 6438, Page 595, as rerecorded in Book 6452, Page 864, and as amended in Book 6488, Page 833, 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.

05/29 363.20 CHECK

3501

Further, this conveyance is given 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.

This is improved property, known as Unit No. 102, St. Charles Place Condominium, 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 G. LAMAR GAINES AND WIFE, CONNIE C. GAINES, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees 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 Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS the Grantor's signature this 29th day of May, 1985.

J 0 8 4 1 7

T IDENTIF. REFERENCE

MAY 29 9 52 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RUSH

S & L ASSOCIATES,
A Tennessee Partnership

By: Stephen O. Hewlett
Stephen O. Hewlett

By: C. LeRoy Norton, Jr.
C. LeRoy Norton, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared STEPHEN O. HEWLETT AND C. LEROY NORTON, JR., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon their several oaths acknowledged themselves to be Partners of S & L ASSOCIATES, the within named bargainor, a Tennessee partnership, and that they as such Partners, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the partnership by themselves as Partners.

Witness my hand and and official seal at office in Nashville, Tennessee, the day and year first above written.

Ruby Rainey
NOTARY PUBLIC

NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: July 18, 1987.

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

RECEIVED OF _____

FOR _____

BOOK 6567 PAGE 817

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
			129500.00- CAMT.	
			336.70 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 343.20-	
			2501 A05/29/85 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 0 8 4 1 7

IDENTIF. REFERENCE

MAY 29 3 52 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 139076