(L)CER/WD(Oakcrest3)

BOOK 6571 PAGE 517

File 10

WARRANTY DEED

FROM: Carl Eugene Riley and wife, Valarie Jannette Riley

TO: Lanmar Development Corp., a Tennessee corporation

Address New Owner(s) as follows:	Send Tax Bills to:	Map-Parcel No.
Lanmar Development Corp. 111 Westwood Place Brentwood, TN 37027	Third National Mortgage Corp. P.O. Box 2628 Nashville, TN 37219	Map 133-14 Parcel 64

This instrument prepared by: DEARBORN & EWING, Attorneys, Suite 1200, One Commerce Place, Nashville, Tennessee 37239

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $34,950.00.

Affiant

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

Notary Public

My Comm. Expires: Oct 24, 1987

FOR AND IN CONSIDERATION of the sum of Thirty-Four Thousand Nine Hundred Fifty Dollars — Dollars ($34,950) the receipt of which is hereby acknowledged, Carl Eugene Riley and wife, Valarie Jannette Riley, hereinafter called "Grantors", have this day bargained and sold, and do hereby transfer and convey unto Lanmar Development Corp., a Tennessee corporation, 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:

Unit E-6, of Oakcrest Condominium created under Title 64, Sections 2701 et seq., as amended, recodified as Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 5884, page 960, 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 A-1 of said Master Deed. Reference is hereby made to the Plat of Oakcrest Condominium, of record in Book 5200, page 413, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Carl Eugene Riley and wife, Valarie Jannette Riley, by deed of record in Book 5885, page 710, Register's Office for Davidson County, Tennessee.

This is improved property, known as Unit E-6, Oakcrest Condominium, 420 Elysian Fields Road, Nashville, Tennessee 37211.

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. Grantors covenant that they 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:

05/03 09 20 * CHECK

3708 8043

J 0 9 4 6 0

T IDENTIF. REFERENCE

JUN 3 10 54 AM '85

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN

1. Taxes for the year 1985.

2. All terms and provisions of the Master Deed Establishing Oakcrest Condominium and the By-Laws of Oakcrest Condominium Association, Inc. of record in the Register's Office for Davidson County, Tennessee.

3. All terms and provisions of the Charter of Oakcrest Condominium Association, Inc., of record in the Office of the Secretary of State of Tennessee, and the Register's Office for Davidson County, Tennessee.

4. Easements and restrictions as shown on the Plat of Oakcrest Condominium of record in the Register's Office for Davidson County, Tennessee.

5. Terms and conditions of unrecorded lease to existing tenant, if any.

Grantors further covenant and bind themselves, their 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 above described Master Deed, By-Laws, Plat, and Charter creating Oakcrest Condominium and Oakcrest Condominium Association, Inc. Grantee further agrees hereby to pay all assessments whether special or general which are levied by Oakcrest Condominium Association, Inc. in connection with Oakcrest Condominium. 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 on this 29TH day of MAY, 1985.

"GRANTORS"

Carl Eugene Riley

Carl Eugene Riley

Valarie Jannette Riley

Valarie Jannette Riley

NOTARY PUBLIC DAVIDSON CO. TENN. EMMY KEITH FROST

STATE OF TENNESSEE)
COUNTY OF Davidson

Personally appeared before me Emmy K. Frost, a Notary Public in and for said County and State, the within named Carl Eugene Riley and wife, Valarie Jannette Riley, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 29 day of May, 1985.

Emmy K. Frost
NOTARY PUBLIC

My Commission Expires: Oct. 24, 1988

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
			34950.00- CAMT.	
			90.74 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	97.24-
3708A06/03/86			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 0 9 4 6 0

IDENTIF. REFERENCE

JUN 3 10 54 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 140247