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WARRANTY DEED

FROM: William Nelson, III

TO: Lucette F. Wager

Address New Owner(s) as follows: Send Tax Bills to: Map-Parcel No.

Ms. Lucette F. Wager SAME Map 129-14-A
6666 Brookmont Terrace
Apt. Unit 107 Parcel 001.00
Nashville, Tennessee 37205

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 $92,500.00.

Lucette F. Wager
Affiant

NELSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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

Carol A. Wilson
NOTARY PUBLIC

My Commission Expires: 3/8/89

FOR AND IN CONSIDERATION of the sum of Ninety-Two Thousand Five Hundred and No/100 Dollars ($92,500.00), the receipt of which is hereby acknowledged William Nelson, III, hereinafter called "Grantor" (whether one or more persons or entities), his heirs, personal representatives, successors and assigns, has this day bargained and sold, and does hereby transfer and convey unto Lucette F. Wager, hereinafter called "Grantee," (whether one or more persons or entities) her heirs, personal representatives, successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Apartment Unit No. 107, of Wessex Towers Condominium created under Title 64, Section 2701 et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, from Central Tennessee Investment Company, Inc., of record in Book 5414, page 634, as amended in Book 5599, page 39, Book 5792, page 982, and further amended in Book 6478, page 742, 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 Wessex Towers Condominium Apartments, of record in Book 5200, page 142, as amended in Book 5210, page 271, Book 5599, page 39, Book 5792, page 982, Book 5800, page 1 and Book 6478, page 742, said Register's Office.

Being the same property conveyed to Wiliaam (sic) Nelson, III, an unmarried person, by deed from Wessex Towers, Ltd. of record in Book 5501, page 58, Register's Office for Davidson County, Tennessee.

This is improved property, known as Apartment No. 107, Wessex Towers Condominium, 6666 Brookmont Terrace, Nashville, Tennessee 37205.

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 unencumbered except:

1. Taxes for the year 1985, which have been prorated.

2. All terms and provisions of the Master Deed of record in Book 5414, page 634, Register's Office, Davidson County, Tennessee.

3. All terms and provisions of the Charter of Wessex Towers Condominium Association, Inc., of record in Corporation Book Volume 67, page 1023, in the Office of the Secretary of the State of Tennessee, and in Book 5412, page 451, Register's Office, Davidson County, Tennessee, and the By-Laws and rules and regulations of said corporation.

4. Easements and restrictions as shown on the plat of Wessex Towers Condominium Apartments of record in Book 5200, page 142, Register's Office, Davidson County, Tennessee.

5. Such liens and other matters, if any, against which Grantee's title insurer commits to insure Grantee from loss as provided in the title insurance policy provided Grantee by Grantor.

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

Grantee, by acceptance of this deed, hereby joins in, accepts, and agrees to be bound by the forgoing instruments creating Wessex Towers Condominium and Wessex Towers Condominium Association, Inc. Said Grantee further agrees hereby to pay all assessments whether special or general which are levied by Wessex Towers Condominium Association, Inc. in connection with Wessex Towers Condominium.

Grantee, as part of the consideration for this conveyance, further agrees to pay all real property taxes assessed against the real property herein conveyed to Grantee on or before January 1 of each year following the year for which such taxes are assessed. Grantee agrees that if such taxes are not paid by said date, then Central Tennessee Investment Company, Inc. may elect to pay such real property taxes, and in such event Central Tennessee Investment Company, Inc. shall have the right to collect the amount of such taxes paid from Grantee plus interest from the date of such payment at the highest rate permitted to be charged under the laws in effect from time to time, together with all costs of collection, including reasonable attorneys' fees. This covenant of Grantee shall be binding upon his heirs, personal representatives, successors, and assigns of Grantee and shall be deemed to be a covenant running with the real property herein conveyed until January 1, 1990, at which time the covenant of Grantee contained in this paragraph shall automatically expire.

IN WITNESS WHEREOF, the parties have executed this instrument on this 29 day of , May, 1985.

Lucette F. Wager
LUCETTE F. WAGER

"GRANTEE"

William Nelson III
WILLIAM NELSON, III

"GRANTOR"

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lucette F. Wager, the bargainor, with whom I am personally acquainted, and who acknowledged that she 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.

Carol A Wilson
NOTARY PUBLIC

My Commission Expires: 3/8/89

CAROL A. WILSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF CALIFORNIA)
COUNTY OF Ventura

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William Nelson, III, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Thousand Oaks CA. this the 25 day of May, 1985.

Geoffrey A Jones
NOTARY PUBLIC

My Commission Expires: April 11, 1986

OFFICIAL SEAL
GEOFFREY A. JONES
NOTARY PUBLIC - CALIFORNIA
VENTURA COUNTY
My Comm. Expires April 11, 1986

J 1 0 4 8 0

IDENTIF. REFERENCE

JUN 5 3 02 PM '85

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN

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

92500.00- CONT.
240.50 CSTAX.
.50 PRFEE
9.00 WDEED
CHECK 250.00-
501BA06/05/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J.I.O 4.8 0.

IDENTIF. REFERENCE

JUN 5 3 02 PM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 141523