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BOOK 6577 PAGE 876

File 35

ST. CHARLES PLACE CONDOMINIUM
UNIT WARRANTY DEED

FROM: S & L ASSOCIATES

TO: LEE R. MINTON

THIS INSTRUMENT PREPARED BY:
A. Harrison Johnson, Jr.
Baker Worthington Crossley Stansberry & Woolf
Thirtieth Floor, L & C Tower
Nashville, Tennessee 37219

File 35

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lee R. Minton	Third National Mortgage Co.	104-6-K-110 ML
(NAME)	(NAME)	
Unit No. 110, St. Charles Place	P.O. Box 2628	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37212	Nashville, TN 37219	
(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 $127,500.

Subscribed and sworn to before me, this the 7th day of June 1985.

Affiant

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

RUBYE RAINEY NOTARY PUBLIC DAVIDSON COUNTY, TN

(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 LEE R. MINTON, ["Grantee" 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 Grantee, LEE R. MINTON, his heirs and assigns, a certain interest in land in Davidson County, State of Tennessee, described as follows, to-wit:

> Being Unit No. 110 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, and as further amended in Book 6539, Page 893, 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, Grantee agrees 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.

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. 110, 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 LEE R. MINTON, 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 7th day of June, 1985.

J: 1: 5: 7: 8

IDENTIF. REFERENCE

JUN 10 11 50 AM '85

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

S & L ASSOCIATES,
A Tennessee Partnership

By: _____
Stephen O. Hewlett

By: _____
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.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: July 18, 1987.

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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

127500.00- CAMT.
331.50 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 338.00-
641BA06/10/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J. I. 15 7. 8

IDENTIF. REFERENCE

JUN 10 11 50 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 142885