WARRANTY DEED

BOOK 6593 PAGE 178

FROM: Ann Bates and husband Dennis Bates and J. Fay Turman, III

TO: **Horace Henley**

Address New Owner(s) as follows:	Send Tax Bills to:	Map-Parcel No.
Horace Henley Henley Development 3016 Hedrick Nashville, TN 37203	Freeman Webb Developers, Inc. 2501 Hillsboro Drive Nashville, Tennessee 37212	Map 102 Parcel 28

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 $32,972.90.

Horace H. Henley
Affiant

Subscribed and sworn to before me, this the 26 day of June, 1985.

Gwendolyn H. Woolwine
Notary Public

My Comm. Expires: 4/17/88

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) the receipt of which is hereby acknowledged, Ann Bates and husband Dennis Bates and F. Jay Turman, III, hereinafter called "Grantor," has this day bargained and sold, and does hereby transfer and convey unto Horace Henley, 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:

Apartment Unit No. C-1, of West Meade Condominium created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 5923, page 704, 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 West Meade Condominium of record in Book 5200, page 430, said Register's Office, for a more complete identification and description of such Unit.

Being part of the same property conveyed to Ann Bates and J. Fay Turman, III, by deed from Freeman Webb Developers, Inc., of record in Book 5924, page 311, Register's Office for Davidson County, Tennessee.

This is improved property, known as Unit No. C-1, West Meade Condominium, 6680 Charlotte Pike, Nashville, Tennessee 37209.

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 it 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. Real property taxes for the year 1985.

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

3. All terms and provisions of the Charter of West Meade Condominium Association, Inc., of record in the Office of the Secretary of State of Tennessee and in the Register's Office for Davidson County, Tennessee, and the By-Laws and Rules and Regulations of said corporation.

4. Easements, restrictions and encroachments as shown on the plat of West Meade Condominium of record in the Register's Office for Davidson County, Tennessee.

5. Sanitary sewers and/or storm drainage easement conveyed to Metropolitan Government of Nashville, Davidson County, Tennessee of record in Book 4520, page 836, said Register's Office.

6. Deed of Trust, dated June 13, 1967, of record in Book 4141, page 743, and corrected in Book 4265, page 587, in said Register's Office for Davidson County, Tennessee, to secure First American Bank of Nashville. Said Deed of Trust has been assigned to New York Life Insurance Company by instrument of record in Book 4265, page 590, said Register's Office. (Said lien encumbers additional property.)

7. Financing Statement filed September 16, 1968, of record in Book 4268, page 799 and continued in Book 4742, page 853, and Book 5280, page 814, said Register's Office, showing New York Life Insurance Co., as Secured Party. (Said lien encumbers additional property.)

8. Deed of Trust, dated July 23, 1979, of record in Book 5471, page 708, said Register's Office, made payable to Gail P. Pigg, Trustee. (Said lien encumbers additional property.)

9. Deed of Trust, dated as of August 1, 1982, of record in Book 5924, page 315, said Register's Office, to secure Freeman Webb Developers, Inc. (Said lien to be assumed by Grantee.)

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

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 Freeman Webb Developers, Inc. shall have the right to collect from Grantee the amount of such taxes paid 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 attorney's fees. This covenant of Grantee shall be binding upon its heirs, personal representatives, successors and assigns, and shall be deemed to be a covenant running with the real property herein conveyed until January 1, 1994, at which time the covenant of Grantee contained in this paragraph shall automatically expire.

Grantee, by acceptance of this deed, hereby joins in and accepts, and agrees to be bound by the foregoing instruments creating West Meade Condominium and West Meade Condominium Association, Inc. Grantee further agrees hereby to pay all assessments whether special or general which are levied by West Meade Condominium Association, Inc. in connection with West Meade 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 undersigned has executed this instrument this 26th day of June, 1985.

Ann Bates
Ann Bates

Dennis Bates
Dennis Bates

J. Fay Turman, III
J. Fay Turman, III

"GRANTOR"

STATE of Tennessee)
COUNTY of Davidson)

Personally appeared before me, Gwendolyn N. Woolwine, a Notary Public in and for said County and State, the within named Ann Bates, Dennis Bates and J. Fay Turman, III, 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, in Davidson County, this the 26th day of June, 1985.

Gwendolyn N. Woolwine
NOTARY PUBLIC

My Commission Expires: 4/17/88

NOTARY PUBLIC DAVIDSON COUNTY

J 1 6 5 8 7

IDENTIF. REFERENCE

JUN 27 3 23 PM '85
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN

RECD

2613 06/27 95.30- CHECK

Prepared by:

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6593 PAGE 181

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
			32972.90- CAMT.	
			85.80 CSTAX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	95.30-
2613A06/27/85			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J. I. 6. 5. 8 7.

IDENTIF. REFERENCE

JUN 27 3 24 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 148934