CDBBK00390 07/24/85

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (CDB)
2700 First American Center
Nashville, Tennessee 37238

GENERAL WARRANTY DEED

BOOK 6620 PAGE 598

Address New Owner(S)	Send Tax Bills To	Map-Parcel Number(s)
Jane Landstreet 3000 Hillsboro Road, Unit 61 Nashville, Tennessee	Same	117-3-A-61

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, receipt of which is hereby acknowledged, Linda Rickman Sims ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto Jane Landstreet ("Grantee"), her heirs, successors, and assigns, that certain real property in Davidson County, State of Tennessee, described as follows:

A certain condominium apartment in Davidson County, Tennessee, described as follows, to wit :

Unit No. 61 in a Horizontal Property Regime which is located on the Plan of Versailles Condominimum, of record in Book 5050, page 80, said Register's Office.

Being the same property conveyed to Linda Rickman Sims by deed from Mildred B. Jarrett and husband William J. Jarrett, of record in Book 5645, page 372, Register's Office for Davdison County, Tennessee.

Said property is conveyed subject to the following exceptions:

1. All taxes for the year 1985, a lien but not yet due and payable.

2. Premises are subject to all provisions, including without limitation all conditions, covenants, restrictions options, burdens, assessments, and other undertakings, contained in the Master Deed of record in Book 5168, page 944. Register's Office for Davidson County, Tennessee; the By-Laws of record in Book 5168, page 961, amended in Book 5589, page 367 for the administration of the building, and easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the condominium and building thereon; and also subject to the provisions and requirements of the laws of the State of Tennessee respecting the establishment and maintenance of a Condominium, and particularly Section 64-2701, et seq. of the Tennessee Code Annotated.

3. The Plan of record in Book 5050, page 80, Register's Office for Davidson County, Tennessee, shows certain easements and setback lines.

4. Easement for access roads of driveways, and for parking of record in Book 4240, page 209, said Register's Office.

5. Unrecorded Lease, if any.

6. Easement to Metro for Sanitary sewers and/or storm drainage of record in Book 3531, page 592, and Book 4158, page 34, said Register's Office.

TO HAVE AND TO HOLD the said real property with the appurtenances, hereditaments, estate, title and interest thereto belonging to Grantee, her heirs, successors and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seised and possessed of said land in fee simple subject to the matters set forth above, has good right to convey it subject to the matters set forth above, and the same is unencumbered except as set forth above. Grantor further covenants and binds herself, her heirs, representatives and successors to warrant and forever defend the title to the said real property to Grantee, her heirs, successors and assigns against the lawful claims of all persons, whomsoever except claims arising out of matters set forth above.

As used herein, the singular number shall include the plural and the masculine gender all other genders.

Witness Grantor's hand this 1st day of August, 1985.

Linda Rickman Sims
LINDA RICKMAN SIMS

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before, the undersigned, a Notary Public in and for the State and County aforesaid, Linda Rickman Sims, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 1st day of August, 1985.

Virginia L. Cox
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:
1/19/88

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $60,500.00.

Linda Rickman Sims
Affiant

Sworn to and subscribed before me this 1st day of August, 1985.

Virginia L. Cox
Notary Public

VIRGINIA L. COX NOTARY PUBLIC LARGE STATE OF TENNESSEE

My Commission Expires:
1/19/88

2.5.4 0 7

IDENTIFICATION REFERENCE

AUG 2 9 22 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6620 PAGE 601

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

60600.00- CONT.
157.30 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 166.80-
3557A08/02/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2540 7

IDENTIFICATION REFERENCE

AUG 2 9 22 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 159611