BOOK 6628 PAGE 530

WARRANTY DEED

FROM: BARRETT B. SUTTON, JR., TRUSTEE

TO: HELEN M. BRANSFORD

(ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
(Helen M. Bransford (715 Belle Meade Blvd. (Unit AB-3 (Nashville, TN 37205	)John Bransford, Jr.))20 Foxhall Close)Nashville, TN)37215	MAP 130-06-0-A PARCEL 9 FB BM 4866

(THIS INSTRUMENT PREPARED BY: BARRETT B. SUTTON, JR., White & Reasor, 3305 West End Avenue, Nashville, TN 37203 Mail)

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $252,620.00.

Barrett B. Sutton, Jr.
AFFIANT

SUBSCRIBED and sworn to before me, this 6th day of August, 1985.

Dana K. Davis
NOTARY PUBLIC

(MY COMMISSION EXPIRES: 7-18-87

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, Barrett B. Sutton, Jr., Trustee, hereinafter called "Grantor", has this day bargained and sold, and does hereby transfer and convey unto Helen M. Bransford, unmarried, hereinafter called "Grantee", her heirs, personal representatives, successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Unit No. AB-3 of Belle Meade Condominiums created under Title 66, Sections 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 5969, Page 829, as amended by instruments of record in Book 6020, Page 72, Book 6425, Page 685, and Book 6443, Page 489, Register's Office for Davidson County, Tennessee, together with the undivided percentage

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IDENTIFICATION REFERENCE

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FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

interest in the common elements appurtenant to said Unit. Reference is hereby made to the Plat of Belle Meade Condominiums, of record in Book 5200, Page 469, as revised in Book 6250, Page 222, said Register's Office, for a more complete identification and description of the Unit.

Being part of the same property conveyed to Grantor by Quitclaim Deed from Harry Herbert Corson, III, of record in Book 5925, Page 640, Register's Office for Davidson County, Tennessee, and by Quitclaim Deed from Carolyn W. Corson, of record in Book 5969, Page 868, said Register's Office.

This is improved property, known as Unit No. AB-2, Belle Meade Condominiums, 715 Belle Meade Boulevard, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said Grantee, her 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 and assumed by the Grantee, with adjustment to be made when 1985 taxes are due.

2. All terms and provisions of the Master Deed Establishing Belle Meade Condominiums and the By-Laws of Belle Meade Condominiums Association, Inc., of record in the Register's Office for Davidson County, Tennessee, as amended.

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

4. All matters shown on the Plat of Belle Meade Condominiums of record in Book 5200, Page 469, in the Register's Office for Davidson County, Tennessee, as revised in Book 6250, Page 222, said Register's Office.

5. Easement of record in Book 5972, Page 181.

Grantor further covenants and binds himself, his 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 and accepts, and agrees to be bound by the above described Master Deed, By-Laws, Plat, and Charter creating Belle Meade Condominiums and Belle Meade Condominiums Association, Inc., as duly amended from time to time. By acceptance of this Deed, 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 assessments and a power of sale to enforce the assessment lien.

By acceptance of this Deed, and notwithstanding anything to the contrary in the above-referenced condominium documents, as now or hereafter amended, Helen M. Bransford, for herself, her heirs, successors, and assigns, forever assumes the obligation to pay to the Belle Meade Condominiums Association, Inc., an additional 1.644% of the Common Expenses of the Association, as defined in said condominium documents, which extra percentage of the Common Expenses would otherwise be the obligation of the owner of Unit F-1. As a result of Grantee's having assumed this obligation, Grantee shall be obligated to pay 9.334% of the Common Expenses of the Belle Meade Condominiums Association, Inc., or any successor homeowners association, related to the maintenance and operation of the Belle Meade Condominiums. The assumption of this obligation shall run with the land herein conveyed, forever, and shall be binding upon future owners of Unit AB-3. Grantee, for herself, her heirs, successors, and assigns, agrees to indemnify and hold harmless the owner of Unit F-1, his heirs, successors, and assigns, forever, from and against any claims and expenses incurred with respect to the additional percentage of Common Expenses herein assumed, including reasonable attorneys' fees incurred in

enforcing this assumption agreement. If for any reason this paragraph is held to be unenforceable under applicable laws, then the term of its effect shall be limited to the maximum term allowed by law.

IN WITNESS WHEREOF, the parties have executed this instrument as of the 6th day of August, 1985.

"GRANTOR"

Barrett B. Sutton, Jr.
BARRETT B. SUTTON, JR., TRUSTEE

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 Barrett B. Sutton, Jr., Trustee, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL, at office in Nashville, Tennessee, this the 6th day of August, 1985.

Dana K. Davis
NOTARY PUBLIC

DANA K. DAVIS NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: 7-18-87

OFFICIAL RECEIPT

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

RECEIVED OF _____

BOOK 6628 PAGE 534

FOR _____

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
COTX -STATE TAX CONVEY
MOTX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			252620.00- CAMT.	
			656.76 CSTAX.	
			.50 PREF	
			12.00 WDEED	
			CHECK 669.26-	
			6716A08/12/85 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

27982

IDENTIFICATION REFERENCE

AUG 12 2 53 PM '85

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

No. 162692