FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
OCT 16 3 12 PM '85

IDENTIFICATION REFERENCE

44932

Address New Owner as follows:

James R. Spicer
117 Boxwood Drive
Franklin, TN 37064

Send tax bills to:

Commerce Union Bank
One Commerce Place
Nashville, Tennessee 37239

Map-Parcel No.:
to be assigned

WARRANTY DEED

BOOK 6683 PAGE 855

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, WEST END TERRACE, INC., a Tennessee corporation, hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto JAMES R. SPICER, an unmarried man, hereinafter called, individually or collectively if more than one, the Grantee, Grantee's successors, heirs and assigns, a certain condominium apartment in the County of Davidson, State of Tennessee, described as follows, to-wit:

> Unit No. 146, as shown on the Plan of West End Terrace, a Condominium Development, together with an undivided percentage interest in the Common Elements appurtenant to said unit, as set forth in the Master Deed establishing West End Terrace, a Condominium, of record in Book 6657, page 549, Register's Office for Davidson County, Tennessee.
>
> Being a portion of the same property conveyed to West End Terrace, Inc. by instrument recorded in Book 6628, page 376, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract of land, with the appurtenances, easements, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs, successors and assigns forever.

AND GRANTOR COVENANTS with the said Grantee that it is lawfully seized and possessed of said property, that it has a good right to convey it, and that the same is unencumbered except for the following: (1) real estate taxes for 1985 which have been assumed by the Grantee; (2) limitations and conditions imposed by the "Horizontal Property Act" as set out in Sections 64-2701, et seq. of the Tennessee Code Annotated; (3) the terms, provisions, covenants, conditions and rights established by and contained in the Master Deed and Bylaws for West End Terrace, a Condominium, recorded in Book 6657, page 549, Register's Office for Davidson County, Tennessee; (4) restrictive covenants contained in instrument of record in Book 3642, page 417, said Register's Office; (5) rights with reference to an 8 inch sanitary sewer shown on Plans for Project No. 64-s-16 on file in the Office of Metropolitan Sewerage Service Division, as referred to in deed of conveyance of record in Book 3840, page 386, said Register's Office; (6) easement for sanitary sewers and/or storm drainage granted Metropolitan Government by William G. Blackman, of record in Book 3859, page 859, said Register's Office; (7) permanent and temporary construction easements as set out in Final Orders of record in Book 5894, page 97 and 101, said Register's Office; (8) an easement for television cable granted Viacom Cablevision by instrument of record in Book 5974, page 755, said Register's Office; (9) an unrecorded lease agreement with Home Coin Laundry dated December 6, 1977; (10) rights of tenants in possession under existing leases; (11) title to that portion of the premises lying within the boundaries of any highways or roads; and (12) such liens against which Grantee's title insuror commits to insure Grantee from loss as provided in the title insurance policy given Grantee by Grantor.

AND GRANTOR further covenants and bind themselves, their successors and assigns, to warrant and forever defend the title to the said land to the said

Grantee, Grantee's successors, heirs and assigns, against the lawful claims of of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on the 10th day of October, 1985, to be effective October 1, 1985.

WEST END TERRACE, INC.
By:

Amy M. Cates
AMY M. CATES, Vice-President

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 AMY M. CATES, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be the Vice-President of WEST END TERRACE, INC., the bargainor, a corporation, and that she as such Vice-President, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the corporation by herself as such Vice-President.

WITNESS my hand and official seal at Nashville, Tennessee on this the 10th day of October, 1985.

Melissa Diane Heath
NOTARY PUBLIC

My commission expires: 4/17/88

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $39,900.00.

Amy M. Cates
AFFIANT

Sworn to and subscribed before me this the 10th day of October, 1985.

Melissa Diane Heath
NOTARY PUBLIC

My commission expires: 4/17/88

This instrument was prepared by:

John N. Popham, Attorney
TUNE, ENTREKIN & WHITE
21st Floor, First American Center
Nashville, Tennessee 37238

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6683 PAGE 857

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

3900[illegible]- CA[illegible]
103.7[illegible] CSTAX
.50 [illegible]
6.00 [illegible]
CHECK [illegible].24-
7080A10/16/85 BAL .0[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

44932

IDENTIFICATION REFERENCE

OCT 16 3 12 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 182547