BOOK 6769 PAGE 237

B76

WARRANTY DEED

FROM: William Vann Bartlett Webb and wife, Nancy Green Webb

TO: Richard B. Osteen and wife, Frances W. Osteen

Address New Owner(s) as follows:	Send Tax Bills to:	Map-Parcel No.
Mr. and Mrs. Richard B. Osteen 1608 Ashgrove Court Brentwood, TN 37027	Freeman Webb Developers. Inc. 2200 Hillsboro Road Nashville, TN 37212	Map 102-7-A; Parcel 107

This instrument prepared by: DEARBORN & EWING, Attorneys, Suite 1200, One Commerce Place, Nashville, Tennessee 37239

JR

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $36,873.00.

Affiant

Subscribed and sworn to before me, this the 5th day of November, 1985.

Notary Public

My Comm. Expires: 1/19/88

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) the receipt of which is hereby acknowledged, William Vann Bartlett Webb and wife, Nancy Green Webb, hereinafter called "Grantor," has this day bargained and sold, and does hereby transfer and convey unto Richard B. Osteen and wife, Frances W. Osteen, hereinafter called "Grantee", (whether one or more persons or entities) its heirs, personal representatives, successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Apartment Unit No. J-6, 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, and amended in Book 6277, page 653, 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 the same property conveyed to William Vann Bartlett Webb and wife, Nancy Green Webb, by deed from Freeman Webb Developers, Inc., of record in Book 5925, page 871, Register's Office for Davidson County, Tennessee.

It is understood and agreed that Grantee will assume the indebtedness secured by a Deed of Trust of record in Book 5925, page 875, said Register's Office.

This is improved property, known as Unit No. J-6, 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, its 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 Book 5923, page 704, and the By-Laws appended thereto, of record in Book 6277, page 653, said 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 Book 5200, page 430, said Register's Office.

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. Encroachment easement conveyed by deed from James A. Lewis and Hilda M. Lewis to West Meade Condominium Association, Inc., dated April 30, 1985, of record in Book 6561, page 90, said Register's Office.

7. Such liens and other matters, if any, against which Grantee's title insurer commits to insure Grantee from loss as provided in the title insurance policy provided Grantee by Grantor.

8. The Deed of Trust described above assumed by Grantee.

9. Terms and conditions of unrecorded lease to existing tenant, if any.

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 attorneys' fees. This covenant of Grantee shall be binding upon his heirs, personal representatives, successors and assigns, and shall be deemed to be a convenant 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.

5 2 9 2 2
IDENTIFICATION REFERENCE
Nov 14 11 09 AM '85
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

IN WITNESS WHEREOF, the parties have executed this instrument this 5th day of November, 1985, as of November 1, 1985.

Richard B. Osteen

William Vann Bartlett Webb

Frances W. Osteen

Nancy Green Webb

"GRANTEE" "GRANTOR"

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Cathy L Johnson, a Notary Public in and for said County and State, the within named William Vann Bartlett Webb, 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, in Nashville, Tennessee, this the 5th day of November, 1985.

Cathy L Johnson
NOTARY PUBLIC

My Commission Expires: 7/17/87

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Cathy L Johnson, a Notary Public in and for said County and State, the within named Nancy Green Webb, the 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 and seal, in Nashville, Tennessee, this the 5th day of November, 1985.

Cathy L Johnson
NOTARY PUBLIC

My Commission Expires: 7/17/87

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me Jeanette L. Ramer, a Notary Public in and for said County and State, the within named Richard B. Osteen and Frances W. Osteen, 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 foregoing instrument for the purposes therein contained.

Witness my hand and seal, in Nashville, Tennessee this the 5th day of November, 1985.

Jeanette L. Ramer
NOTARY PUBLIC

My Commission Expires: 1/19/89

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6709 PAGE 240

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

36873.00- CAPT.
95.94 CSTAX
.50 PRFE
9.00 WDEED
CHECK 105.44-
6632A 11/14/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5 2 9 2 2

IDENTIFICATION REFERENCE

Nov 14 11 09 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 191840