Box 14

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| Address New Owner as follows: | Send Tax Bills To: | Map-Parcel No.: |
|---|---|---|
| Gerald Zdyrka | SAME | 161-5-A |
| 5370 Edmondson Pike A-9 | | 2 |
| Nashville, TN 37211 | | |

WARRANTY DEED

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, CALDWELL-MONTGOMERY PROPERTIES, a Tennessee general partnership, hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto Gerald I. Zdyrka and wife, Teresa M. Zdyrka, 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. A-9, as shown on Exhibit A-2 of the Master Deed establishing Ashlawn Place Condominiums, of record in Book 6607, page 596, Register's Office for Davidson County, Tennessee, together with an individual percentage interest in the common elements appurtenant to said unit, as set forth in said Master Deed.

Being a portion of the same property conveyed to Grantors herein by deed from Ira T. Adams of record in Book 6503, page 626, 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 establishing Ashlawn Place Condominiums recorded in Book 6607, page 596; (4) easements for public utilities and anchor easements, and such other matters as may be shown on the plat of Ashlawn Place, as described on Exhibit A-2 of said Master Deed; (5) title to that portion of the premises lying within the boundaries of highways and roads; and (6) 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 all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed effective December 4, 1985.

5 8 7 3 9

IDENTIFICATION REFERENCE

Dec 5 3 39 PM '85

FELIX [illegible] REGISTER
DAVIDSON [illegible]

CALDWELL-MONTGOMERY PROPERTIES

By:

David P. Caldwell
David P. Caldwell, Partner

By:

N. Eddie Montgomery
N. Eddie Montgomery, Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared David P. Caldwell & N. Eddie Montgomery with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him self to be a partner in Caldwell-Montgomery Properties, the within named bargainor, a partnership, and that David P. Caldwell and N. Eddie Montgomery as such partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by him self as partner.

Witness my hand and seal at Office in Nashville, TN this 4th day of December 19 85.

My Commission Expires: 5-13-89

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer. is $ *****48,000.00******* .

Affiant

Witness my hand and seal at Office in Nashville, TN this 4th day of December 19 85.

My Commission Expires: July 17, 1988

Notary Public

This instrument was prepared by:
N. Eddie Montgomery, Attorney
7003 Chadwick Drive, Suite 140
Brentwood, Tennessee 37027

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

RECEIVED OF _____

FOR _____

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| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5 8 7 3 5

IDENTIFICATION REFERENCE

Dec 5 3 19 PM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY

No. 198557