Box 41

WARRANTY DEED

800 5735 876

FROM: Westwood Trace Partners, Grantor

TO: J & D Partnership Properties, a General Partnership consisting of John F. Roper and Daniel W. Small, Grantee

This instrument was prepared by:
Paul E. Bidez
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

Address New Owner(s) as Follows:	Send Tax Bills To:	Map-Parcel Numbers
Unit 7 Westwood Trace 2813 Westwood Avenue Nashville, TN 37212	Daniel W. Small 3612 Hoods Hill Road Nashville, TN 37215	104-14B-7 Field Book Numbers

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Ninety-Six Thousand Dollars ($96,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 13 day of December, 1985.

Notary Public

My Commission Expires: 1-19-88

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, Westwood Trace Partners, Grantor, has bargained and sold, and by these presents does transfer and convey unto the said Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> Unit No. 7 on the Plan of Westwood Trace Condominiums, a Horizontal Property Regime of record in Book 6522, page 322, as shown on the Plat of record in Book 6200, page 215, Register's Office for Davidson County, Tennesseee, to which plan reference is hereby made.
>
> Being the same property conveyed to Westwood Trace Partners, a partnership, by deed from David E. Rawlings of record in Book 6459, page 995,

Register's Office for Davidson County, Tennessee, and by deed of correction of record in Book 6522, page 320, and by deed from David E. Rawlings of record in Book 6522, page 413, said Register's Office.

This is improved property, known as 2813 Westwood Avenue, No. 107, Nashville, Tennesseee 37212.

This conveyance is expressly made subject to the following:

1. The Plan of Record in Book 6200, page 215, Register's Office for Davidson County, Tennessee showing an Owner's Certificate, certain public utility and drainage easements, and utility anchor easements to which reference is hereby made for the location and dimensions thereof.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered and unrestricted except as to those matters set forth above to which this conveyance is expressly made subject.

And Grantor does further covenant and bind Grantor, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever except as to those matters set forth above to which this conveyance is expressly made subject.

Witness my hand this 13th day of December, 1985.

WESTWOOD TRACE PARTNERS

By: _____

By: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Carmen L Powell, a Notary Public of said County and State, personally appeared David E Rawlings with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a partner of WESTWOOD TRACE PARTNERS, the within named bargainor, a partnership, and that him as such partner executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as partner.

Witness my hand and seal, at Office in Nashville, this 13 day of December, 1985.

Carmen L Powell
Notary Public

My Commission Expires: 1-19-88

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Carmen L Powell, a Notary Public of said County and State, personally appeared John A Sherrett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a partner of WESTWOOD TRACE PARTNERS, the within named bargainor, a partnership, and that him as such partner executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as partner.

Witness my hand and seal, at Office in Nashville, this 13 day of December, 1985.

Carmen L Powell
Notary Public

My Commission Expires: 1-19-88

61231

IDENTIFICATION REFERENCE

Dec 13 2 43 PM '85

FELIX Z. WILSON REGISTER DAVIDSON CO. TENN.

RUSH

0881W/12-12-85

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

RECEIVED OF _____

FOR _____ BOOK 6735 PAGE 879

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
			960[illegible].00- CAPITAL	
			245.60 STATE	
			.50 PRFEE	
			3.00 MISC	
			CHECK 287.10-	
			6492A12/13/85 3AL .20	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

61231-

IDENTIFT REFERENCE

Dec 13 2 41 PM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY

No. 201472