FROM: Andrew G. Higgins
and wife, Linda C. Higgins

TO: Craig E. Gardella

This instrument prepared by:
Jack F. Stringham II
Attorney-at-Law
16th Floor
First American Center
Nashville, Tennessee 37237

WARRANTY DEED

ADDRESS NEW OWNERS(s) AS FOLLOWS:	SEND TAX BILL TO:	MAP PARCEL NOS
Craig E. Gardella	Metropolitan Federal Savings & Loan Asso.	Map 147-2-B
(NAME)	(NAME)	
3451 Golf Club Lane	P.O. Box 8886	Parcel 85
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37215	Nashville, TN 37202	
(CITY)(P.O.ZONE)(STATE)	(CITY)(P.O.ZONE)(STATE)	

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value is greater, for this transfer is $33,100.00

Craig E. Gardella
Affiant

Subscribed and sworn to before me, this the 19th day of December, 1985.

My Commission Expires: July 18, 1987

Sonja F. Sweeper
Notary Public

NOTARY PUBLIC AT LARGE

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) the receipt of which is hereby acknowledged, and other good and valuable consideration, including but not limited to the assumption of an indebtedness evidenced by a deed of trust of record in Book 6205, Page 116 Andrew G. Higgins and wife, Linda C. Higgins, hereinafter called "Grantors," have this day bargained and sold, and does hereby transfer and convey unto Craig E. Gardella, hereinafter called "Grantee", (whether one or more persons or entities) his heirs, personal representatives, successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Unit E-103, of Caldwell Court Condominiums created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 6118 page 744, 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 Caldwell Court Condominiums set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of such Unit.

Being the same property conveyed to Andrew G. Higgins and wife, Linda C. Higgins by deed from Town & Country Properties, Inc. of record in Book 6205, page 112, Register's Office for Davidson County, Tennessee 37211.

This is improved property, known as Unit E-103, Caldwell Court Condominiums, 550 Harding Place, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said grantee, his heirs, personal representatives, successors and assigns, forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to

convey it, and that the same is unencumbered, except for those exceptions listed in Schedule A attached hereto and incorporated herein by reference.

Grantors further covenant and bind themselves, their heirs, personal representatives, successors and assigns, to warrant and forever defend the title to said real estate to said Grantee his 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 foregoing instruments creating Caldwell Court Condominiums and Caldwell Court Condominium Association, Inc. Grantee further agrees hereby to pay all assessments, whether special or general, which are levied by Caldwell Court Condominium Association, Inc. in connection with Caldwell Court Condominiums. Grantee specifically consents to the terms and conditions of Paragraph 8 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.

IN WITNESS WHEREOF, the parties have executed this instrument as of December 11, 1985.

Andrew G. Higgins

Linda C. Higgins

Craig E. Gardella

"GRANTORS" "GRANTEE"

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 Andrew G. Higgins and Linda C. Higgins, the bargainors, with whom I am personally acquainted, and who, acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and seal, in Nashville, Tenn. this 11 day of December, 1985.

Commission Expires April 18, 1986

Notary Public

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 Craig E. Gardella, the bargainor, with whom I am personally acquainted, and who acknowledged that the executed the within instrument for the purposes therein contained.

Witness my hand and seal, in Nashville Tn this 19 day of December, 1985.

Commission Expires July 18, 1987

Notary Public

SCHEDULE A

1. Taxes for 1985, a lien due and payable.

2. The Plan of record in Book 2331, page 38, Register's Office for Davidson County, Tennessee, shows an Owner's Certificate, a 10-foot easement for public utility and drainage purposes along the northeasterly line of the westerly reserved parcel of Tract 1, and 2.5x20 foot utility anchor easement located on the southeasterly corner of the westerly reserved parcel of Tract No.1.

3. Easement for sanitary sewers and/or storm drainage granted to Metropolitan Government of Nashville and Davidson County, Tennessee recorded in Book 4895, page 829, said Register's Office.

4. Master Deed and By-Laws and Plat of Caldwell Court Condominiums of record in Book 6118, page 744, said Register's Office.

5. Deed of Trust in favor of Town & Country Properties, Inc., of record in Book 6205, page 116, said Register's Office.

6. Rights or claims of tenants in possession not shown by the public records.

6.2 8.3.3.

IDENTIFICATION REFERENCE

DEC 19 3 49 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 6741 PAGE 749

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

SPEC ASD- PAID
06.00 STATE
.50 PROB
5.00 MORTD
CHECK 55.50
0535A12/19/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 2 8 3 3

IDENTIFICATION REFERENCE

Dec 19 3 48 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 203465