WARRANTY DEED

BOOK

FROM: Bradley and Parker Associates, a partnership

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TO: Eliza Mae Sowell

Address New Owner(s) as follows:	Send Tax Bills to:	Map-Parcel No.
Eliza Mae Sowell Unit B-5 West Meade Condominium 6680 Charlotte Pike Nashville, TN 37209	Freeman Webb Developers, Inc. 1719 West End, 4th Floor Nashville, Tennessee 37203	Map 102 Parcel 69

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

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $ 38,526.43 .

Mrs Eliza M Sowell
Affiant

Subscribed and sworn to before me, this the 2nd day of January, 1986.

Jeanette T. Ramer
Notary Public

My Comm. Expires: 1/19/88

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) the receipt of which is hereby acknowledged, Bradley and Parker Associates, a partnership composed of Larry E. Parker and D. Patton Bradley, hereinafter called "Grantor," has this day bargained and sold, and does hereby transfer and convey unto Eliza Mae Sowell, an unmarried person, 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:

Apartment Unit No. B-5, 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 as 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 part of the same property conveyed to Bradley and Parker Associates by deed, of record in Book 5924, page 291, 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 5924, page 295, said Register's Office.

This is improved property, known as Unit No. B-5, 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, his 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 1986, which have been prorated.

01/14 102.50 CHECK

5834

2. All terms and provisions of the Master Deed of record in Book 5923, page 704 and amended in Book 6277, page 653, 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, Register's Office for Davidson County, Tennessee.

5. Sanitary sewers and/or storm drainage easement and a temporary construction easement conveyed by deed from Walter R. Capps and Reese L. Smith, Jr. to Metropolitan Government of Nashville, Davidson County, Tennessee dated May 17, 1971, of record in Book 4520, page 836, said Register's Office.

6. 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.

7. Matters shown on the survey of Barge, Waggoner & Sumner, Inc., dated April 5, 1982, their File No. 3331 which states that a portion of the black top area located on the southwesterly boundary line encroaches upon the adjoining tract of land as more particularly shown on the survey.

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

9. The above-described Deed of Trust assumed by Grantee.

Grantee further covenants and binds itself, its 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, 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 Grantees 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.

IN WITNESS WHEREOF, the parties have executed this instrument this 2nd day of January, 1986.

Mrs Eliza M Sowell
Eliza Mae Sowell

"GRANTEE"

BRADLEY AND PARKER ASSOCIATES

BY: Larry E. Parker
Larry E. Parker, Partner

BY: D. Patton Bradley
D. Patton Bradley, Partner

"GRANTOR"

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 Eliza Mae Sowell, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, in Nashville, Tennessee, this the 2nd day of January, 1986.

Jeanette L. Ramer
NOTARY PUBLIC

My Commission Expires: 1/19/88

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Jeanette L. Ramer, a Notary Public in and for the County and State aforesaid, personally appeared Larry E. Parker and D. Patton Bradley with whom I am personally acquainted, and who upon oath acknowledged themselves to be partners of Bradley and Parker Associates, the within named bargainor, a partnership, and that they as such partners, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by themselves as partners.

Witness my hand and seal, in Nashville, Tennessee this the 2nd day of January, 1986.

Jeanette L. Ramer
NOTARY PUBLIC

My Commission Expires: 1/19/88

JAN 14 3 55 PM '86
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
8829

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

38526.43- CAPT.
100.10 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 109.60-
5834A01/14/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 8 8 2 9

IDENTIFICATION REFERENCE

JAN 14 3 38 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 210589