This Instrument Prepared By:
WAITE AND WHEELER, P.C.
P.O. Box 1966
Brentwood, Tennessee 37027

BOOK 6783 PAGE 769

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO	MAP-PARCEL NO.
Fred M. Nielsen Unit 93, Versailles Townhomes Nashville, TN 37219	Same	Map 117-3-A Parcel 93

WARRANTY DEED

For and in consideration of the sum of Seventy-Five Thousand Two Hundred ($75,200.00) Dollars cash in hand paid by Fred M. Nielsen, a single person, hereinafter referred to as the Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Maxine J. Clark, a single person, hereinafter referred to as the Grantor, has bargained and sold and by these presents does transfer unto said Grantee, his successors and assigns, a certain tract or parcel of land lying in Davidson County, Tennessee, and described as follows, to-wit:

> Being Unit No. 93, as shown on the plat of Versailles Apartments of record in Plat Book 5050, page 80, Register's Office for Davidson County, Tennessee, which is a condominium plat. Being part of the same property conveyed to Ervin M. Entrekin, Trustee of record in Book 4714, page 828, Register's Office for Davidson County, Tennessee.
>
> Subject to plat of record and Master Deed and Bylaws which are of record in Book 5168, page 944, in the Register's Office for Davidson County, Tennessee.
>
> As part of the consideration of this transfer, the Grantee agrees to be bound by the terms and conditions of the said Master Deed, Bylaws and all amendments made thereto.
>
> Being the same property conveyed to Maxine J. Clark, by Trustee's Deed of Record in Book 5203, page 609, Register's Office for Davidson County, Tennessee.

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, his successors and assigns, forever. Maxine J. Clark, does covenant with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. And Maxine J. Clark does further covenant and bind herself, her successors and assigns to warrant and forever defend the title to the said land to the said Grantee, his successors and assigns against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 17th day of February, 1986.

Maxine J. Clark
MAXINE J. CLARK

STATE OF TENNESSEE

COUNTY OF Williamson

On this 17th day of February, 1986, before me personally appeared Maxine J. Clark to me known (or proved to me on the basis of satisfactory evidence) to be the bargainor herein and who executed the foregoing instrument of her own free act and deed.

Witness my hand and official seal at Brentwood, Tennessee, this 17th day of February, 1986.

Phyllis M. Green
NOTARY PUBLIC

My Commission Expires:

3-3-86

STATE OF TENNESSEE

COUNTY OF Williamson

The actual consideration for this transfer or value of property (whichever is greater) is $75,200.00. This amount is equal to or greater than the property would bring at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 17th day of February, 1986.

Phyllis M. Green
NOTARY PUBLIC

My Commission Expires:

3-3-86

7.6351.

IDENTIFICATION REFERENCE

FEB 10 9 03 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

5064A02/10/86 3

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.6351

IDENTIFICATION REFERENCE

FEB 18 9 53 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 219587