THIS INSTRUMENT PREPARED BY: EAST END TITLE & ESCROW, INC., 405 TWO MILE PIKE, GOODLETTSVILLE, TN 37072

WARRANTY DEED

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ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DR. JOHN GUILLERMIN	SAME	
(NAME:)	(NAME:)	
4755 Andrew Jackson Parkway		Map 64-16
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Hermitage, TN 37076		Parcel B-3-CO
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of ---------TEN AND 00/100---------

----------($10.00)---------- *DOLLARS*

cash in hand paid, and other good and valuable considerations, receipt of which is hereby acknowledged,

7.7.132

IDENTIFICATION

FEB 20 11 21 AM '86

HELEN C. WILSON REGISTER DAVIDSON COUNTY

ERNEST FITZGERALD, AS ATTORNEY IN FACT FOR

DON F. PIERCE AND ERNEST FITZGERALD, D/B/A CONDO INVESTORS, hereinafter referred to as Grantors,

have bargained and sold, and by these presents do transfer and convey unto the said DR. JOHN GUILLERMIN, hereinafter referred to as Grantee, his condominium *heirs and assigns, a certain ~~tract or parcel of~~ land in* Davidson *County, State of Tennessee, described as follows, to-wit:*

Unit 3, Building B, of TIME SQUARE OF HERMITAGE, a condominium office building as shown on Site Plan attached as Exhibit B to the Master Deed of Time Square of Hermitage, of record in Book 6264, page 100, Register's Office for Davidson County, Tennessee, located on Lot No. 1 as shown on the Revised Plan of Jackson Square, Section 4, as of record in Book 5200, page 372, Register's Office for Davidson County, Tennessee.

BEING a portion of the same property conveyed to Don F. Pierce and Ernest Fitzgerald, d/b/a Condo Investors by deed from J & P, Inc., a Tennessee corporation, of record in Book 6150, page 695, Register's Office for Davidson County, Tennessee.

THIS conveyance is made subject to the Master Deed and By-Laws of Time Square of Hermitage, of record in Book 6264, pages 100 and 108; the Declarations of Covenants, Conditions and Restrictions of Time Square of Hermitage of record in Book 6264, page 117; and all provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 64-2701 (66-27-101) of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of THE TIME SQUARE OF HERMITAGE, a condominium

(CONTINUED)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $26.NOTARY PUBLIC

Subscribed and sworn to before me, this the 17 day of February 19 86

Affiant

My commission expires: 3/8/89 (Affix Seal)

Notary Public AT LARGE

STATE OF TENNESSEE

office building of record in Book 6264, page 100, Register's Office for Davidson County, Tennessee, and taxes for the year 1986 and for subsequent years.

Ernest Fitzgerald executes this instrument on behalf of Don F. Pierce pursuant to Power of Attorney of record in Book 6286, page 767, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (XX) property, known as Unit 3, Building B, Time Square of Hermitage, 4755 Andrew Jackson Parkway, Hermitage, TN 37076 (House Number) (Street) P. O. Address: (City or Town)

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 *heirs and assigns, forever.*

And we *do covenant with the said* Grantee *that* we are *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And we *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said* Grantee, his *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our hands this 17 day of February, 19 86, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

CONDO INVESTORS

By: [signature]
ERNEST FITZGERALD

By: [signature]
DON F. PIERCE BY ERNEST FITZGERALD, ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, *a Notary Public in and for said County and State, the within named* ERNEST FITZGERALD, D/B/A CONDO INVESTORS

*the bargainor*s, *with whom I am personally acquainted, and who acknowledged that* they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 17th *day of* February, *19* 86.

Carolyn Delffs, *Notary Public.*

Commission Expires 3/8/89.

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 ERNEST FITZGERALD, to me known to be the person who executed the foregoing instrument on behalf of DON F. PIERCE D/B/A CONDO INVESTORS, and acknowledged that he executed the same as the free act and deed of the said DON F. PIERCE D/B/A CONDO INVESTORS, for the purposes therein contained.

WITNESS my hand and official seal this the 17th day of February, 1986.

Carolyn Delffs
NOTARY PUBLIC

My Commission Expires: 3/8/89

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared*....., *with whom I am personally acquainted, and who, upon oath, acknowledged*.....*self to be*..... .....*of the* ....., *the within named bargainor, a corporation, and that* .....*he as such*....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by*.....*self as*.....

Witness my hand and seal, at office in.....,
this.....*day of*....., *19*.....

.....
Notary Public

Commission Expires.....

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

126123.37- CONT.
327.86 COTAX
.50 PRFEE
9.00 WDEED
CASH 327.86-
6001A02/20/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.7.1 3.2

IDENTIFICATION REFERENCE

FEB 20 11 22 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 220506