ADDRESS OF New Owner as follows:

Dwain R. Jackson
West End Terrace Condominiums, #107
276 White Bridge Road
Nashville, Tennessee 37209

Send tax bills to

Commerce Union Bank
Mortgage Administration Dept.
P. O. Box 2546
Nashville, Tennessee 37219

Map/Parcel
No. 103-02-OC-107.00
No. 103-02-OC-116.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged and the agreement of the grantee herein to assume the balance due and owing on two notes payable to West End Terrace, Inc. which notes are secured by deeds of trust of record in Book 6683, page 944 and Book 6684, page 4, Register's Office for Davidson County, Tennessee, MAXWELL G. HORKINS, JR. and wife, JO ANN HORKINS, hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto Dwain R. Jackson, grantee, Grantee's successors, heirs and assigns, certain condominium apartments in the County of Davidson, State of Tennessee, described as follows, to wit:

Unit No. 107 and Unit No. 116, as shown on the Plan of West End Terrace, a Condominium Development, together with an undivided percentage interest in the Common Elements appurtenant to said units, as set forth in the Master Deed establishing West End Terrace, a Condominium, of record in Book 6657, page 549, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Maxwell G. Horkins, Jr. and wife, Jo Ann Horkins, by deeds from West End Terrace, Inc. of record in Book 6683, page 941, and Book 6684, page 1, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract of land, with the appurtances, easements, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs, successors and asigns forever.

AND GRANTORS COVENANT with the said Grantee that they are lawfully seized and possessed of said property, that they have a good right to convey it, and that the same is unencumbered except for the following: (1) real estate taxes for 1986 which have been assumed by the grantee; (2) above cited deeds of trust assumed by grantee; (3) limitations and conditions imposed by the "Horizontal Property Act" as set out in Sections 66-27-101, et seq. of the Tennessee Code Annotated; (4) the terms, provisions, covenants, conditions and rights established by and contained in the Master Deed and Bylaws for West End Terrace, a Condominium, recorded in Book 6657, page 549, Register's Office for Davidson County, Tennessee; (5) restrictive covenants contained in instrument of record in Book 3642, page 417, said Register's Office; (6) rights with reference to an 8 inch sanitary sewer shown on Plans for Project No. 64-s-16 on file in the Office of Metropolitan Sewerage Service Division, as referred to in deed of conveyance of record in Book 3840, page 386, said Register's Office; (7) easement for sanitary sewers and/or storm drainage granted Metropolitan Government by William G. Blackman, of record in Book 3859, page 859, said Register's Office; (8) permanent and temporary construction easements as set out in Final Orders of record in Book 5894, Oage 97 and 101, said Register's Office; (9) an easement for television cable granted Viacom Cablevision by instrument of record in Book 5974, page 755, said Register's Office; (10) rights of tenants in possession under existing leases; and (11) title to that portion of the premises lying within the boundaries of any highways or roads.

AND GRANTORS further covenant and bind themselves, their successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, Grantee's

239 8 9 1 4 4 IDENTIFICATION REFERENCE APR 7 9 39 AM '86 FELIX Z. WILSON REGISTER DAVIDSON COUNTY, TN

successors, heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed on the 3rd day of April, 1986.

MAXWELL G. HORKINS, JR.

JO ANN HORKINS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Billie Jean Johnson, a Notary Public in and for said County and State, the within named Maxwell G. Horkins, Jr., and wife, Jo Ann Horkins, the bargainors, 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 3rd day of April, 1986.

NOTARY PUBLIC

My commission expires: 2-28-87

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The acutaul considration or value, whichever is greater, for this transfer is $79,533.58.

AFFIANT

Sworn to and subscribed before me this the 4th day of April, 1986.

NOTARY PUBLIC

My commission expires: 2-28-87

THIS INSTRUMENT PREPARED BY:

William P. Griffin, IV
Attorney at Law
301 Trial Lawyers Building
430 Third Avenue North
Nashville, Tennessee 37201
Phone 244-3600

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

RECEIVED OF _____

FOR _____

BOOK 6822 PAGE 402

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
			79533.58- CAMT.	
			206.70 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	213.20-
0239A04/07/86			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

89144

IDENTIF. REFERENCE

APR 7 9 39 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 234390