Box 13

DP2:JFBN00003 04/25/86

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (FRD)
2700 First American Center
Nashville, Tennessee 37238

GENERAL WARRANTY DEED

BOOK 6839 PAGE 212

Address New Owner(s)	Send Tax Bills To	Map-Parcel Number(
William J. Tallent 3425 Hampton Avenue Nashville, TN 37205	Metropolitan Fed. P.O. Box 995 Nashville, TN 37202-0995	147-2B-5

FOR AND IN CONSIDERATION of the sum of FORTY-TWO THOUSAND FIVE HUNDRED AND NO/100 ($42,500,00) DOLLARS of which FIVE THOUSAND ONE HUNDRED FIFTY-NINE AND 30/100THS ($5,159.30) DOLLARS has been paid in cash, the receipt of which is hereby acknowledged, and for the remaining THIRTY-SEVEN THOUSAND THREE HUNDRED FORTY AND 70/100THS ($37,340,70) DOLLARS, William J. Tallent and wife, Evelyn C. Tallent (jointly Grantees) have agreed to assume and by acceptance of this Deed, assume and agree to pay the unpaid principal balance of $37,340.70 owing on a Promissory Note executed by Mary Frances Stanfiel Tallent, unmarried, payable to Town & Country Properties, Inc., and secured a Deed of Trust to Stephen C. Baker, Trustee, of record in Book 6189, page 85, Register's Office Davidson County, Tennessee; I, Mary Frances Stanfiel Tallent, unmarried ("Grantor") have bargained and sold, and by these presents do transfer and convey unto Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Unit C-113, of Caldwell Court Condominiums created under Title 66, Chapter 27, Sections101, et seq., as amended; Tennessee Code Annotated, and as established by a Master Deed, of record in Book 6188, 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 part of the same property conveyed to Mary Frances Stanfiel Tallent by deed dated December 1, 1983 from Town & Country Properties, Inc. of record Book 6189, page 81, said Register's Office.
>
> This is improved property known as Unit C-113, Caldwell Court Condominiums, Nashville, Tennessee.

Said property is conveyed subject to the following matters:

1. 1986 Taxes, a lien, but not yet due and payable.

2. Applicable Building and Zoning Restrictions.

3. Deed of Trust of record in Book 6189, page 85, Register's Office for Davidson County, Tennessee, the indebtedness secured by which has been assumed by Grantee as hereinabove set forth.

4. The plan of record in Book 2331, page 38, said Register's Office, 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 a 2.5 x 20 foot utility anchor easement located on the southeasterly corner of the westerly reserved parcel of Tract No. 1.

5. 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.

6. Master Deed, By-Laws and Plat of Caldwell Court Condominiums of record in Book 6188, page 744, said Register's Office.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantees, their heirs and assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and binds herself and her heirs and representatives, to warrant and forever defend the title to said land to Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

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

Mary F. Tallent

Mary F. Tallent

95023

IDENTIFICATION REFERENCE

APR 25 2 55 PM '86

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before, the undersigned, a Notary Public in and for the State and County aforesaid, Mary F. Tallent, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 25th day of April, 1986.

Jacquelyn J. Finney
Notary Public

My Commission Expires:
My Commission Expires Nov. 12, 1989

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $42,500.00.

William D. Tallent
Affiant

Sworn to and subscribed before me this 25th day of April, 1986.

Jacquelyn J. Finney
Notary Public

My Commission Expires:
My Commission Expires Nov. 12, 1989

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

RECEIVED OF _____

FOR _____

BOOK 6839 PAGE 215

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

42500.00- CAMT.
110.50 CSTAX
.50 PRFEE
5.00 WDEED
CHECK 120.00-
721 9A 04/25/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

95023

IDENTIFICATION REFERENCE

APR 25 2 56 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 241212