WARRANTY DEED

BOOK 6898 PAGE 436

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Margaret J. Wilson	Metropolitan Federal Savings	Map 133-16A
(NAME)	& Loan Association	
4600 FRANKLIN Rd	P.O. Box 110250	Parcel
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
NASH. TENN. 37220	Nashville, TN 37211	
(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, the receipt of which is hereby acknowledged and other good and valuable considerations, including the assumption by the Grantee of the balance of an indebtedness to Metropolitan Federal Savings & Loan Association secured by a Deed of Trust of record in Book 6448, page 531, Register's Office for Davidson County, Tennessee,

We, Robert A. Spowart and wife, Betty L. Spowart

have this day bargained and sold, and do hereby transfer and convey unto the said

Margaret J. Wilson, her

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Unit O-13, of Barcelona 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 6400, page 801, 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 Barcelona Condominium set forth in Exhibit A-2 of this Master Deed for a more complete identification and description of such Unit.

Grantee, by acceptance of this deed, hereby joins in and accepts, and agrees to be bound by the foregoing instruments creating Barcelona Condominium and Barcelona Condominium Association, Inc. Grantee further agrees hereby to pay all assessments whether special or general, which are levied by Barcelona Condominium Association, Inc. in connection with Barcelona Condominium. Grantee specifically consents to the terms and conditions of Paragraph 8 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.

(continued on reverse)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 46,900.00

Subscribed and sworn to before me, this the 25th day of June, 1986

Affiant Margaret J. Wilson

My commission expires 1-31-89 (Affix Seal)

Notary Public M. Rose Jenkins

This is unimproved ( ) improved (X) property, known as Unit O-13, Barcelona Condominiums, 270 Tampa Drive (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Margaret J. Wilson, her (successors), heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Margaret J. Wilson, her (successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand s this 25th day of June, 1986, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Robert A. Spowart
ROBERT A. SPOWART

Betty L. Spowart
BETTY L. SPOWART

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert A. Spowart and Betty L. Spowart

the within named 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 25th day of June, 1986.

Commission expires 1-31-89 M. Norris Jenkins Notary Public

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.....

Being the same property conveyed to Robert A. Spowart and Betty L. Spowart by deed from Barcelona Associates, a joint venture, of record in Book 6448, page 528, Register's Office for Davidson County, Tennessee.

RUSH

FELIX A. MALEY II REGISTER
DAVIDSON COUNTY, TN

JUN 26 9 37 AM '86

IDENTIFICATION REFERENCE

14499

WARRANTY DEED

FROM
ROBERT A. SPOWART, et ux.

TO
MARGARET J. WILSON

This instrument prepared by
M NORRIS JENKINS
Harding Professional Building
4015 Travis Drive
Nashville, Tennessee 37211

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

46900.00- CONT.
121.94 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 129.44-
0208A06/26/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

14499

IDENTIFICATION REFERENCE

JUN 26 9 37 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 263684