DANBURY, a Condominium
UNIT WARRANTY DEED

BOOK 6934 PAGE 177

FROM: BVT COUNTRY PLACE, LTD.

TO: WILLIAM W. WATKINS AND WIFE, GENEVA W. WATKINS

THIS INSTRUMENT PREPARED BY:
A. Harrison Johnson, Jr., Esquire
Baker Worthington Crossley Stansberry & Woolf
Thirtieth Floor, L & C Tower
Nashville, Tennessee 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William W. & Geneva W. Watkins	Fidelity Federal Savings and Loan Association	161-1-A 47
(NAME)	(NAME)	
Unit No. 5316-#3, G. No. 12 5316-#3 Edmondson Pike	401 Union	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37211	Nashville, TN 37219	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

RECEIVED FOR RECORD
Jul 30 2 21 PM 86
TENNESSEE REAL ESTATE TRANSFER TAX
20.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $58,250.

Subscribed and sworn to before me, this the 28th day of July, 1986.

William W. Watkins
Affiant

My commission expires: 10-24-87 (Affix seal)
Notary Public

(FOR REGISTER'S USE)

FOR AND IN CONSIDERATION of the sum of TEN AND 00/100 ($10.00) DOLLARS and other good and valuable considerations, cash in hand paid by WILLIAM W. WATKINS AND WIFE, GENEVA W. WATKINS, (the "Grantees" herein), the receipt whereof is hereby acknowledged, the undersigned Grantor, BVT COUNTRY PLACE, LTD., a Tennessee limited partnership, (the "Grantor" herein), has bargained and sold, and by these presents does transfer and convey unto the said Grantees, WILLIAM W. WATKINS AND WIFE, GENEVA W. WATKINS, their heirs and assigns, a certain interest in land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit No. 5316-#3 as shown on the Plat of Danbury of record in Book 6612, Page 122, Register's Office for Davidson County, Tennessee, together with Garage No. 12 as shown on said plat, together with an undivided interest in the common elements of the Danbury Homeowners' Association, all as described in Book 6612, Page 75, et seq., said Register's Office.

Being part of the same property conveyed to BVT Country Place, Ltd., a Tennessee limited partnership, by deed from Richard F. Schmidt, nominee for the trustees of Novus Property Company (formerly known as First Wisconsin Mortgage Trust), a Massachusetts business trust, of record in Book 5873, Page 908, Register's Office for Davidson County, Tennessee.

The legal description and the state of title of the property have been furnished to the draftsman by the Grantor, by third parties or from the record. The draftsman assumes no liability as to the accuracy thereof.

As part of the consideration for this transfer, Grantees agree to be bound by the terms, covenants, and restrictions set forth in Master Deed for the Danbury Homeowners' Association, of record in Book 6612, Page 75, and its attendant By-Laws, in said Register's Office.

This conveyance is given subject to the terms, covenants and conditions of a certain "Condominium Unit Sale Contract" (or "Apartment Reservation Agreement") by and between Grantor and Grantees wherein Grantor agreed to sell the Unit and Grantees agreed to purchase the Unit; a copy is available for examination at the office of First Management Services at Suite 575, 222 Third Avenue North, Nashville, Tennessee 37201. Such "Condominium Unit Sale Contract" (or "Apartment Reservation Agreement") is incorporated by reference as if fully copied herein.

Further, this conveyance is given subject to:

1. 1986 taxes, which have been prorated and adjusted as of the date hereof.

2. The terms and conditions of the Horizontal Property Act of Tennessee, the above Master Deed and By-Laws, the above Condominium Plat, and any amendments thereto.

This is improved property, known as 5316-#3 Edmondson Pike, Unit No. 5316-#3, Garage No. 12, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD the said Unit and undivided interest with the appurtenances, estate, title and interest thereto belonging to the said WILLIAM W. WATKINS AND WIFE, GENEVA W. WATKINS, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees, that it is lawfully seized and possessed of said Unit and undivided interest in fee simple; has a good right to convey it, and the same is unencumbered, except as herein set forth.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said Unit and undivided interest to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS the Grantor's signature this 28th day of July, 1986.

BVT COUNTRY PLACE, LTD.,
A Tennessee Limited Partnership

By: _____
Harald von Scharfenberg, General Partner

By: _____
Willie K. Davis, his attorney-in-fact

By: BVT PROPERTIES, INC., General Partner

By _____
Willie K. Davis, its attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Willie K. Davis, attorney-in-fact for HARALD VON SCHARFENBERG and BVT PROPERTIES, INC., the General Partners of BVT BRITISH WOODS II APARTMENTS, LTD. (the "maker"), with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney-in-fact of the said General Partners of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the said General Partners of the maker, to execute this instrument on behalf of the said General Partners of the maker.

Witness my hand and seal, at office in Nashville, Tennessee, this 28th day of July, 1986.

NOTARY PUBLIC

MY 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		PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			50250.00-	
			162.95	
			.50	
			6.00	
				168.45-

4116AC7/30/86 BL

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

26441

IDENTIFICATION REFERENCE

Jul 30 2 21 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 277350