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BOOK 6940 PAGE 789

AUG 5 3 29 PM '86

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

28608

WARRANTY DEED

FROM: Freeman Webb Developers, Inc., a Tennessee corporation

TO: John D. Sams, an unmarried person

Address New Owner(s) as follows:	Send Tax Bills to:	Map-Parcel
John D. Sams P.O. Box 100261 Nashville, TN 37222	Metropolitan Federal Savings & Loan Assn. P. O. Box 110250 Nashville, TN 37211	Map 147-3-B Parcel 45

This instrument prepared by: DEARBORN & EWING, Attorneys, Suite 1200, One Commerce Place, Nashville, Tennessee 37239

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $39,800.00.

John D Sams
AFFIANT

Subscribed and sworn to before me, this the 24 day of June, 1986.

Carol A. Wilson
NOTARY PUBLIC

My Commission Expires: 3-8-89

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) the receipt of which is hereby acknowledged, Freeman Webb Developers, Inc., a Tennessee corporation, hereinafter called "Grantor," has this day bargained and sold, and does hereby transfer and convey unto JOHN D. SAMS, an unmarried person

hereinafter called "Grantee", (whether one or more persons or entities) Grantee's heirs, personal representatives, successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Unit No. E-2, of Southern Hills Condominium created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6594, page 502, 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 Southern Hills Condominium as 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 Freeman Webb Developers, Inc., a Tennessee corporation, by deed of record in Book 6572, page 963, Register's Office for Davidson County, Tennessee.

This is improved property known as Unit E-2, Southern Hills Condominium, 370 Wallace Road, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, Grantee's heirs, personal representatives, successors and assigns, forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right

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6594

to convey it, and that the same is unencumbered, except for those exceptions listed in the schedule of exceptions to coverage in the title insurance policy furnished Grantee by Grantor insuring Grantee's interest in the above described property. The schedule of exceptions to such title insurance policy is by reference incorporated herein.

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said real estate to said Grantee, Grantee's heirs, personal representatives, successors and assigns, against the lawful claims of all persons.

Grantee, by acceptance of this deed, hereby joins in and accepts, and agrees to be bound by the foregoing instruments creating Southern Hills Condominium and Southern Hills Condominium Association, Inc. Grantee further agrees hereby to pay all assessments, whether special or general, which are levied by Southern Hills Condominium Association, Inc. in connection with Southern Hills 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 payment of all assessments and a power of sale to enforce the assessment lien.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 22 day of July, 1986, as of June 30, 1986.

FREEMAN WEBB DEVELOPERS, INC.,
a Tennessee corporation

BY: Brenda S. Freeman

TITLE: Vice President

"GRANTOR"

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Brenda S. Freeman with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged herself to be Vice President of Freeman Webb Developers, Inc., the within named bargainor, a Tennessee corporation, and that he as such _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by herself as Vice President.

Witness my hand and seal, in Nashville, Tennessee, this the 22 day of July, 1986.

Carol A. Wilson
NOTARY PUBLIC

My Commission Expires: 3-8-89

CAROL A. WILSON ★ NOTARY PUBLIC AT LARGE ★ STATE OF TENNESSEE

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

3080[illegible].00- CAMT.
[illegible].44 CSTAX
.50 PRFEE
6.00 MDEED
CHECK 117.34-
6594A08/05/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

IDENTIFICATION REFERENCE 2 8 6 0 8

AUG 5 3 29 PM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 279760