FROM: ALONZO S. WESTBROOK
ETUX LINDA C. WESTBROOK

TO: KELLY GOODOWENS ETUX
JULIA W. GOODOWENS

THIS INSTRUMENT PREPARED BY:
M. T. TAYLOR, JR.
Attorney at Law
339 Main Street, Suite 100
Franklin, Tn 37064

Address New Owners:	Send Tax Bills To:	Map/Parcel Number:
200 Lewisburg Avenue	SAME	104-3-A-105
Franklin, TN 37064		

Mortgagee: Metropolitan Federal
Savings & Loan Association
230 4th Avenue North
Nashville, TN 37219

WARRANTY DEED

BOOK 6944 PAGE 537

FOR AND IN CONSIDERATION Of One ($1.00) Dollar, cash in hand paid, the receipt of which is hereby acknowledged, and other valuable consideration, which includes the assumption of a note secured by a Deed of Trust recorded in Book 6165, Page 928, Register's Office for Davidson County, Tennessee, I, Linda Crane Westbrook, hereinafter Grantor, have this day bargained and sold and do hereby transfer and convey unto Kelly Goodowens etux Julia W. Goodowens, hereinafter Grantees, their heirs and assigns, the following described tract or parcel of land lying located and being in the _____ Civil District of Davidson County, Tennessee, and more particularly described as follows:

Unit H-11 of Harding Place Condominium created under Title 66, Chapter 27, § 101, et. seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 6104 page 725, RODC, TN, together with the undivided percentage interest in the Common Elements appurtenant to the said Unit as set forth in Exhibit A-1, of said Master Deed. Reference is hereby made to the Plat of Harding Place Condominium of record in Book 5200, Page 571, RODC, TN., for a more complete identification and description of such Unit.

Being the same tract or parcel conveyed to Linda Crane Westbrook by Harding Manor Associates, a joint venture by deed of record in Book 6165, Page 924, RODC, TN. This is an improved property known as Unit H-11, Harding Place Condominium, 441 Harding Place, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD the said lands with the improvements and appurtenances thereunto belonging to the said Grantees, their heirs and assigns, forever.

AND I COVENANT with the said Grantees, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that it is unencumbered except as follows:

1. Taxes for the year 1986, are a lien against the property, but same are not yet due and payable. Said taxes have been prorated between the parties, with Grantor paying her pro rata part of said taxes to Grantees, who will be responsible for payment of taxes when they become due and payable.

2. Subject to restrictive covenants of record in Master Deed Book 6104, Page 725, and Charter of Harding Place Condominium Association, Inc. in Book 6081,Page 872, RODC, TN.

3. Applicable building and zoning regulations.

4. Such state of facts as an accurate survey would disclose.

5. All existing highway, roadway, and utility easements.

6. Matters in Plat Book 5200, Pages 571 and 572, Register's Office of Davidson County, Tennessee, which may affect property.

AND I DO FURTHER COVENANT and bind myself, my heirs and representatives, to warrant and forever defend the title to said property to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Grantee by acceptance of this deed, hereby joins in and accepts, and agrees to be bound by the foregoing instruments creating Harding Place Condominium and Harding Place Condominium Association, Inc. Grantee further agrees hereby to pay all assessments whether special or general which are levied by Harding Place Condominium Association, Inc. in connection with Harding Place Condominium. Grantee specifically consents to the terms and conditions of Paragraph 7 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.

Also joining in this conveyance is the spouse of the Grantor, Alonzo S. Westbrook who adds his name to this instrument to relinquish any marital interest he may have.

Witness our hands on this 7th day August, 1986.

Alonzo S. Westbrook III
ALONZO S. WESTBROOK

Linda C. Westbrook
LINDA C. WESTBROOK

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me Thomas N. Jones, a Notary Public in and for said County and State, Alonzo S. Westbrook etux Linda C. Westbrook, the within named bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrumen for the purposes therein contained.

Witness my hand and official seal at Franklin, on this the 7 day of August, 1986.

Thomas N. Jones
Notary Public

My Commission Expires: 6/1/87

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STATE OF TENNESSEE, WILLIAMSON COUNTY

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 31969.75 (which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale. Affiant Julia Goodacre

Subscribed and sworn to before me this the 7 Day of Aug 1986

Thomas N. Jones
Notary Public

My Commission Expires: 6/1/87

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 31969.75

Brigianne Sailors
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF August 19 86

B Edwards
Deputy Register

2:53 PM

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

AUG 8 1 50 PM '86

IDENTIFICATION REFERENCE

29935

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

RECEIVED OF _____

FOR _____

BOOK 6944 PAGE 540

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			31960.75- CONT 85.60 CO TX .50 PRF 9.00 MOR TOTAL	

8139A08/CO/06 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

29935

IDENTIFICATION REFERENCE

AUG 8 1 50 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 281262