FRDRE00003 08/28/86 mk

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

GENERAL WARRANTY DEED

BOOK 6963 PAGE 991

Address New Owners	Send Tax Bills To	Map-Parcel Number(s)
Mary G. Ameche 407 Windsor Tower 4215 Harding Road Nashville, Tennessee 37205	Same	103-16B-42

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, H. Richard Hiller, Jr., Mary Elizabeth Hiller Hickman, and Mary Elizabeth Hiller Hickman, Trustee of Daniel R. Hiller Trust, established under the will of Regina M. Hiller, deceased ("Grantors") have bargained and sold, and by these presents do transfer and convey unto Mary G. Ameche ("Grantee"), her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 407, as shown on the Plat of Windsor Tower, a condominium, of record in Book 5200, page 71, Register's Office for Davidson County, Tennessee, together with an undivided .707% interest in common elements of 4215 Harding Road Homeowner's Association, as described in Book 5313, page 338, et seq., Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Regina M. Hiller, unmarried, by deed from Windsor Tower, Inc., a Tennessee Corporation, of record in Book 5706, page 604, Register's Office for Davidson County, Tennessee, the said Regina M. Hiller having since died, testate, and the above described property was devised to H. Richard Hiller, Jr.; Mary Elizabeth Hiller Hickman; and Mary Elizabeth Hiller Hickman, Trustee of Daniel R. Hiller Trust, established under the will of Regina M. Hiller, deceased, of record in Book 154, page 640, Probate Court of Davidson County, Tennessee.

This is improved property known as:

407 Windsor Tower
4215 Harding Road
Nashville, Tennessee

AUG 29 1 51 PM '86
ELIA T. KYLE, REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION

36836

Said property is conveyed subject to the following matters:

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

2. Limitations and conditions imposed by the "Horizontal Property Act", as set out in Code Sections 64-2704 to 22, both inclusive, of the Tennessee Code Annotated.

3. Terms, provisions, covenants, conditions, easements and rights established by and contained in the Master Deed of 4215 Harding Road Homeowner's Association, filed July 19, 1978, and recorded in Book 5313, page 338, Register's Office for Davidson County, Tennessee, including the plat recorded in Book 5200, page 71, Register's Office for Davidson County, Tennessee, and the By-Laws of said Association recorded in Book 5313, page 338, Register's Office for Davidson County, Tennessee.

4. Any lien, or other obligation to pay assessments for prorated expenses of administration and of maintenance and repair of the common elements, general and limited, of the building and any other expenses lawfully agreed upon and to pay the proportionate cost whenever it shall be proper to proceed with reconstruction of the building in case of fire or other disaster, and where the insurance indemnity is insufficient to cover the cost of such reconstruction, as set out in Master Deed, of record in Book 5313, page 338, Register's Office for Davidson County, Tennessee.

5. Twenty-foot permanent sanitary sewer and drainage easement and an additional fifteen-foot temporary construction easement granted to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 3956, page 943, Register's Office for Davidson County, Tennessee, as described therein and being parallel to the westerly line of said property and running to the southeasterly margin of the Memphis-Bristol Highway.

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

Grantors further covenant and bind themselves and their 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.

WITNESS our hands this 25th day of August 1986.

H. Richard Hiller, Jr.

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Mary Elizabeth Hiller Hickman
Mary Elizabeth Hiller Hickman

Mary Elizabeth Hiller Hickman, Trust
Mary Elizabeth Hiller Hickman,
Trustee of Daniel R. Hiller Trust,
established under the will of
Regina M. Hiller, deceased.

STATE OF Virginia)
)
COUNTY OF Fulton)

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

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

Mary E. Hiller
Notary Public

My Commission Expires:
12/26/89

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before, the undersigned, a Notary Public in and for the State and County aforesaid, Mary Elizabeth Hiller Hickman, 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 29th day of August, 1986.

Jacqueline J. Hilmore
Notary Public

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

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before, the undersigned, a Notary Public in and for the State and County aforesaid, Mary Elizabeth Hiller Hickman, Trustee of Daniel R. Hiller Trust, established under the will of Regina M. Hiller, deceased, 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 29th day of August, 1986.

Notary Public

My Commission Expires:
My Commission Expires Nov. 12, 1988

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $111,500.00.

Affiant

N/A
Affiant

Sworn to and subscribed before me this 29th day of August, 1986.

Notary Public

My Commission Expires:
My Commission Expires Nov. 12, 1988

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6963 PAGE 995

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

11 500.00- CAMT
312.00 CSTAX
.50 PRFE
12.00 WDE D
CHECK 324.70
606 AC0 8/29/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3 6 8 3 3 6

IDENTIFICATION REFERENCE

Aug 29 1 51 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 289002