BOOK 6985 PAGE 706

WHITLAND PLACE, a Condominium
UNIT WARRANTY DEED

FROM: A. HARRISON JOHNSON, JR., TRUSTEE

TO: J. P. BRAKEFIELD

THIS INSTRUMENT PREPARED BY:
A. Harrison Johnson, Jr.
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
J. P. Brakefield (NAME)	SAME (NAME)	103-10-0-E/3
		F.B. #26W-09816
3901 Whitland Avenue, Unit No. 3 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37205 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $50,000.

Subscribed and sworn to before me, this the 18th day of September, 1986.

X J. P. Brakefield
Affiant

My commission expires: 5/13/90 (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 J. P. BRAKEFIELD, ["Grantee" herein], the receipt whereof is hereby acknowledged, the undersigned Grantor, A. HARRISON JOHNSON, JR., TRUSTEE, with full power to bargain, sell, transfer, convey, mortgage, pledge or otherwise encumber said property, [the "Grantor" herein], has bargained and sold, and by these presents does transfer and convey unto the said Grantee, J. P. BRAKEFIELD, their heirs and assigns, a certain interest in land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit No. 3 as shown on the Plat of Whitland Place of record in Book 5200, Page 597, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements of The Whitland Place Homeowners' Association, all as described in Book 6131, Page 722, et seq., said Register's Office.

Being part of the same property conveyed to Grantor of record in Deed Book 5949, Page 551, said Register's Office.

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, Grantee agrees to be bound by the terms, covenants, and restrictions set forth in Master Deed for The Whitland Place Homeowners' Association, of record in Book 6131, Page 722, and its attendant By-Laws, in said Register's Office.

09/15 145.00 CHECK

4888

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.

3. Restrictive Covenants of record in Book 6350, Page 824, Register's Office for Davidson County, Tennessee.

4. Lease Agreement by and between University of Nashville (Montgomery Bell Academy) as Landlord and B.V.T. Whitland House, Ltd. as Tenant, of record in Book 6051, Page 518, Register's Office for Davidson County, Tennessee, the terms and conditions of which Grantee assumes and agrees to pay 2.85% as his prorata share of common elements, rents and all obligations thereunder.

This is improved property, known as Unit No. 3, 3901 Whitland Avenue, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD the said Unit and undivided interest with the appurtenances, estate, title and interest thereto belonging to the said J. P. BRAKEFIELD, his heirs and assigns, forever.

And Grantor does covenant with the said Grantee that he 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 himself, his successors and assigns, to warrant and forever defend the title to the said Unit and undivided interest to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS the Grantor's signature this 18th day of September, 1986.

A. HARRISON JOHNSON, JR., TRUSTEE

Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, A. HARRISON JOHNSON, JR., TRUSTEE, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 18th day of September, 1986.

NOTARY PUBLIC

MY COMMISSION EXPIRES: July 18, 1987

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

MAIL TAX

SEP 19 3 43 PM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

4 4 5 1 2

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
			50000.CO- CAMT.	
			140.00 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	146.50-
4688	A09/19/86		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4 4 5 1 2

IDENTIFICATION REFERENCE

Sep 19 3 41 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 297445