WARRANTY DEED BOOK 6991 PAGE 272

FROM: Thomas Nathan Loftis and wife, Barbara Freeman-Loftis

TO: Kofi A. Semenya and wife, Joyce G. Semenya

Address New Owner(s) as follows:	Send Tax Bills to:	Map-Parcel No.
Mr. and Mrs. Kofi A. Semenya 4765 Terragon Trail Antioch, TN 37013	Freeman Webb Developers. Inc. 1719 West End Ave., 4th Floor Nashville, TN 37203	Map 102 Parcel

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 $40,200.00.

Kofi A. Semenya
Affiant

Subscribed and sworn to before me, this the 23 day of September, 1986.

Carol A. Wilson
Notary Public

My Comm. 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, Thomas Nathan Loftis and wife, Barbara Freeman-Loftis, hereinafter called "Grantor," have this day bargained and sold, and do hereby transfer and convey unto Kofi A. Semenya and wife, Joyce G. Semenya, hereinafter called "Grantee", (whether one or more persons or entities) its heirs, personal representatives, successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Apartment Unit No. B-7, of West Meade Condominium created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 5923, page 704, and amended in Book 6277, page 653, 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 West Meade Condominium of record in Book 5200, page 430, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Thomas Nathan Loftis and wife, Barbara Freeman-Loftis, by deed from Freeman Webb Developers, Inc., of record in Book 5923, page 871, Register's Office for Davidson County, Tennessee.

It is understood and agreed that Grantee will assume the indebtedness secured by a Deed of Trust of record in Book 5923, page 875, as amended in an Amendment to Deed of Trust of record in Book 6917, page 170, Register's Office for Davidson County, Tennessee.

This is improved property, known as Unit No. B-7, West Meade Condominium, 6680 Charlotte Pike, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, its 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 to convey it, and that the same is unencumbered, except:

1. Real property taxes for the year 1986.

2. All terms and provisions of the Master Deed of record in Book 5923, page 704, and the By-Laws appended thereto, of record in Book 6277, page 653, said Register's Office for Davidson County, Tennessee.

3. All terms and provisions of the Charter of West Meade Condominium Association, Inc., of record in the Office of the Secretary of State of Tennessee and in the Register's Office for Davidson County, Tennessee, and the By-Laws and Rules and Regulations of said corporation.

4. Easements, restrictions and encroachments as shown on the plat of West Meade Condominium of record in Book 5200, page 430, said Register's Office.

5. Sanitary sewers and/or storm drainage easement conveyed to Metropolitan Government of Nashville, Davidson County, Tennessee of record in Book 4520, page 836, said Register's Office.

6. Encroachment easement conveyed by deed from James A. Lewis and Hilda M. Lewis to West Meade Condominium Association, Inc., dated April 30, 1985, of record in Book 6561, page 90, said Register's Office.

7. Deed of Trust, dated June 13, 1967, of record in Book 4141, page 743, and corrected in Book 4265, page 587, in said Register's Office for Davidson County, Tennessee, to secure First American Bank of Nashville. Said Deed of Trust has been assigned to New York Life Insurance Company by instrument of record in Book 4265, page 590, said Register's Office. (Said lien encumbers additional property.)

8. Financing Statement filed September 16, 1968, of record in book 4268, page 799 and continued in Book 4742, page 853, and Book 5280, page 814, said Register's Office, showing New York Life Insurance Co., as Secured Party. (Said lien encumbers additional property.)

9. Deed of Trust, dated July 23, 1979, of record in Book 5471, page 708, said Register's Office, made payable to Gail P. Pigg, Trustee. (Said lien encumbers additional property.)

10. The Deed of Trust and Amendment to Deed of Trust described above assumed by Grantee.

11. Terms and conditions of unrecorded lease to existing tenant, if any.

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

Grantee, as part of the consideration for this conveyance, further agrees to pay all real property taxes assessed against the real property herein conveyed to Grantee on or before January 1 of each year following the year for which such taxes are assessed. Grantee agrees that if such taxes are not paid by said date, then Freeman Webb Developers, Inc. shall have the right to collect from Grantee the amount of such taxes paid plus interest from the date of such payment at the highest rate permitted to be charged under the laws in effect from time to time, together with all costs of collection, including reasonable attorneys' fees. This covenant of Grantee shall be binding upon his heirs, personal representatives, successors and assigns, and shall be deemed to be a convenant running with the real property herein conveyed until January 1, 1994, at which time the covenant of Grantee contained in this paragraph shall automatically expire.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 22nd day of September, 1986.

Thomas Nathan Loftis

Barbara Freeman-Loftis

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas Nathan Loftis and Barbara Freeman-Loftis, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

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

Carol A. Wilson
NOTARY PUBLIC

My Commission Expires: 3-8-89

7015 09/25 192.00- SHELBY

46535

IDENTIFICATION REFERENCE

SEP 25 '3 21 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 6991 PAGE 275

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

40200.00- CAMT
112.56 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 122.06-
7015A09/25/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

46535

IDENTIFICATION REFERENCE

SEP 25 3 21 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 299717