THE CLARIDGE, a Condominium
UNIT WARRANTY DEED

FROM: CHARLES A. HOWELL, III AND WIFE, JULIET H. HOWELL

BOOK 6993 PAGE 771

TO: BEVERLY G. SKINNER, HORACE W. GREEN AND WIFE, RUTH H. GREEN

THIS INSTRUMENT PREPARED BY:
A. Harrison Johnsnon, Jr., Esquire
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
Beverly G. Skinner, et als (NAME)	Fidelity Federal (NAME)	117-7B-306 117-7B-12 7DA-90438
3196 Hillsboro Pike (STREET ADDRESS OR ROUTE NUMBER)	401 Union St. (STREET ADDRESS)	
Nashville, Tennessee 37215 (CITY) (STATE) (P.O. ZIP)	Nashville TN 37219 (CITY) (STATE) (ZIP)	

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $90,000.

Subscribed and sworn to before me this the 26th day of September, 1986.

Beverly G. Skinner
Affiant

My commission expires: 7-18-87
(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 BEVERLY G. SKINNER, HORACE W. GREEN AND WIFE, RUTH H. GREEN, (the "Grantee" herein), the receipt whereof is hereby acknowledged, the undersigned Grantors, CHARLES A. HOWELL, III AND WIFE, JULIET H. HOWELL, ("Grantors" herein), have bargained and sold, and by these presents do transfer and convey unto the said Grantees, BEVERLY G. SKINNER, HORACE W. GREEN AND WIFE, RUTH H. GREEN, their heirs and assigns, a certain interest in land in Davidson County, State of Tennessee, being more particularly described as follows:

> Being Unit No. 306 as shown on the Plat of THE CLARIDGE of record in Book 5800, Page 63, Register's Office for Davidson County, Tennessee, together with Storage Room S-16 and Garage G-12, as shown on said Plat, together with an undivided interest in the common elements of The Claridge Homeowners' Association, all as described in Book 5896, Page 607, et seq., said Register's Office.
>
> Being the same property conveyed to Charles A. Howell, III and wife, Juliet H. Howell, by Unit Warranty Deed of record in Book 6471, Page 361, 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, Grantees agree to be bound by the terms, covenants and restrictions set forth in Master Deed for The Claridge Homeowners' Association, of record in Book 5896, Page 607, and its attendant By-Laws, in said Register's Office.

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. Deed of Trust executed by A. Harrison Johnson, Jr., Trustee, with full power to mortgage, sell, lease, encumber, restrict and convey without the joinder of any beneficiary, to Alan L. Saturn, Trustee, of record in Book 5767, Page 486, Register's Office for Davidson County, Tennessee; and Deed of Trust executed by A. Harrison Johnson, Jr., Trustee, with full power to mortgage, sell, lease, encumber, restrict and convey without joinder of any beneficiary, to Henry Kantor, Trustee, of record in Book 5767, Page 492, said Register's Office.

This is improved property, known as 3196 Hillsboro Pike, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD the said Unit and undivided interest with the appurtenances, estate, title and interest thereto belonging to the said BEVERLY G. SKINNER, HORACE W. GREEN AND WIFE, RUTH H. GREEN, their heirs and assigns, forever.

And Grantors do covenant with the said Grantees, that they are lawfully seized and possessed of said Unit and undivided interest in fee simple; have a good right to convey it, and the same is unencumbered, except as herein set forth.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said Unit and undividied interest to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the Grantors' signatures this 26th day of September, 1986.

CHARLES A. HOWELL, III

JULIET H. HOWELL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, CHARLES A. HOWELL, III AND WIFE, JULIET H. HOWELL, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 26th day of September, 1986.

NOTARY PUBLIC

MY COMMISSION EXPIRES: Sep 18, 1987

RECEIVED SEP 29 3 11 PM
STATE TAXES COUNTY TAXES REGISTER'S FEE

4 7 3 9 7

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

RECEIVED OF _____

FOR _____

BOOK 6993 PAGE 772

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

90000.00- CAMT.
252.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 258.50-
7993A09/29/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

47397.

IDENTIFICATION REFERENCE

Sep 29 3 11 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 300674