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Bk/Pg

REV-1

Address New Owner as follows:

Carol A. Baxter
5045 Hillsboro Road, Unit 411
Nashville, TN 37215

Send tax bills to:

~~Same~~
Home Savings of America, F. A.
P. O. Box 7075
Pasadena, CA 91109-7075

Map-Parcel No.:
131-5-B
TBA Par 411 to

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, FOUR SEASONS ASSOCIATES, INC., a Tennessee corporation, hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto Carol A. Baxter, unmarried, hereinafter called, individually or collectively if more than one, the Grantee, Grantee's heirs, successors and assigns, a certain condominium apartment in the County of Davidson, State of Tennessee, described as follows, to-wit:

> Unit No. 411 as shown on the Plan of Four Seasons, a Condominium Development, together with an undivided percentage interest in the Common Elements appurtenant to said unit, as set forth in the Master Deed establishing Four Seasons, a Condominium, of record in Book 6841, page 349, Register's Office for Davidson County, Tennessee.
>
> Being a portion of the same property conveyed to Four Seasons Associates, Inc. by instrument recorded in Book 6793, page 61, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract of land, with the appurtenances, easements, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs, successors and assigns forever.

AND GRANTOR COVENANTS with the said Grantee that it is lawfully seized and possessed of said property, that it has a good right to convey it, and that the same is unencumbered except for the following to which this conveyance is expressly made subject: (1) real estate taxes for 1986 which have been assumed by the Grantee; (2) limitations and conditions imposed by the "Horizontal Property Act" as set out in Sections 64-2701, et seq. of the Tennessee Code Annotated; (3) the terms, provisions, covenants, conditions and rights established by and contained in the Master Deed and Bylaws for Four Seasons, a Condominium, recorded in Book 6841, page 349, Register's Office for Davidson County, Tennessee, as amended by Amendment to Master Deed of record in Book 6847, page 122, said Register's Office; (4) rights of tenants in possession under existing leases, if any; (5) title to that portion of the premises lying within the boundaries or rights-of-way of any highways or roads; (6) reservations, exceptions, rights-of-way, easements, covenants, restrictions, conditions, liens, and other matters of record; and (7) applicable zoning and building laws and ordinances.

AND GRANTOR further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs, successors and assigns, against the lawful claims of of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on the 10th day of October, 1986.

FOUR SEASONS ASSOCIATES, INC.
By: Amy M. Cates
Amy Cates
Title: Vice President

52260

IDENTIFICATION REFERENCE

Oct 14 8 32 AM '86

FELIX Z. WILSON, III REGISTER
DAVIDSON COUNTY, TN

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 Amy K Cates, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be an authorized officer of FOUR SEASONS ASSOCIATES, INC., the bargainor, a corporation, and that he/she as such authorized officer, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the corporation by himself/herself as such authorized officer.

WITNESS my hand and official seal at Nashville, Tennessee on this the 10 day of Oct, 1986.

NOTARY PUBLIC

My commission expires: 2/18/87

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 58,900.00.

Carol A. Baxter
AFFIANT

Sworn to and subscribed before me this the 10 day of Oct, 1986.

NOTARY PUBLIC

My commission expires: 2/18/87

This instrument was prepared by:

John N. Popham, Attorney
TUNE, ENTREKIN & WHITE
21st Floor, First American Center
Nashville, Tennessee 37238

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

5090[illegible]0- CAPIT.
164.92 CSTAX
.50 PRFE
6.00 WDED

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 171.42=
3500A10/14/86 BAL .00

5 2 2 6 0
IDENTIFICATION REFERENCE
Oct 14 8 32 AM '86
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 306186