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WARRANTY DEED

FROM: ROBERT F. DIETRICH, and wife, CAROL S. DIETRICH

TO: MARK D. PFAHL, an unmarried person

Address New Owner(s) as follows:	Address of Mortgagee:	Map-Parcel No.
Mark D. Pfahl 6518 Rolling Fork Drive Nashville, TN 37205	Metropolitan Federal Savings & Loan Association P. O. Box 110250 Nashville, TN 37211	Map133-164

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 $32,166.59.

Mark D. Pfahl
Affiant

Subscribed and sworn to before me, this the 14th day of November, 1986.

Notary Public

My Comm. Expires: 4-17-88

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) the receipt of which is hereby acknowledged, Robert F. Dietrich, Jr. and wife, Carol S. Deitrich, hereinafter called "Grantor," have this day bargained and sold, and do hereby transfer and convey unto Mark D. Pfahl, hereinafter called "Grantee", (whether one or more persons or entities) Grantee's heirs, personal representatives, successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Unit H-12, of Barcelona 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 6400, page 801, 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 Barcelona Condominium set forth in Exhibit A-2 of this Master Deed for a more complete identification and description of such Unit.

Being the same property conveyed to Robert F. Dietrich, Jr, and wife, Carol S. Dietrich, by deed from Barcelona Associates, a joint venture, of record in Book 6448, page 341, 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 6448, page 344, Register's Office for Davidson County, Tennessee.

This is improved property, known as Unit H-12, Barcelona Condominium, 270 Tampa Drive, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, Grantee's heirs, personal representatives, successors and assigns, forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, they have a good right to convey it, and that the same is unencumbered, except:

1. Taxes for 1986.

2. Deed of Trust executed by B & B Investments, Inc. to Miller Kimbrough, Trustee, of record in Book 4453, page 637, said Register's Office, to secure W. Ashley Verlander, Judson S. Whorton, George D. Auchter, Jr., Roger L. Main and Brice R. Smith, Jr., not individually, but as Trustees of American Century Mortgage Investors, a Massachusetts Business Trust, a note dated October 20, 1970, for the sum of $2,200,000.00, subject to the terms and conditions therein. By instrument of Record in Book 4913, page 946, said Register's Office, I. Dyke Tatum was appointed as Successor Trustee. Modification Agreement dated February 2, 1973, of record in Book 4683, page 96, said Register's Office was modified to change the payment schedule and amend the property description to assow for dedication of streets.

3. Financing Statement filed October 21, 1970, shown B & B Investments, Inc. as Debtor and W. Ashley Verlander, Judson W. Whorton, George D. Auchter, Jr., Roger L. Main and Brice R. Smith, Jr., not individually but as Trustees of American Century Mortgage Investors, a Massachusetts Business Trust, as Secured Party No. A93749 of record in Book 4453, page 654, said Register's Office.

4. Rights or claims of tenants in possession not shown by the public records.

5. Declaration of Mutual Reciprocal Easements by and between SWL Associates and Residential Resource Group, Inc., or record in Book 5868, page 422, said Register's Office.

6. The Boundary Survey of Robert S. Biscan & Company dated July 26, 1984, shows a fence running generally North and South encroaches onto the easterly portion of the property described herein.

7. All terms and provisions of the Master Deed, By-Laws and Plat of Barcelona Condominium of record in Book 6400, age 801, Register's Office for Davidson County, Tennessee.

8. The Deed of Trust from Robert F. Dietrich, Jr. and wife, Carol S. Dietrich to Barcelona Associates of record in Book 6448, page 344, Register's Office for Davidson County, Tennessee assumed by Grantee.

Grantors further covenant and bind themselves, their heirs, personal representatives, successors and assigns, to warrant and forever defend the title to said real estate to said Grantee, Grantee's heirs, personal representatives, successors and assigns, against the lawful claims of all persons.

Grantee, by acceptance of this deed, hereby joins in and accepts, and agrees to be bound by the foregoing instruments creating Barcelona Condominium and Barcelona Condominium Association, Inc. Grantee further agrees hereby to pay all assessments whether special or general, which are levied by Barcelona Condominium Association, Inc. in connection with Barcelona Condominium. Grantee specifically consents to the terms and conditions of Paragraph 8 of the Master Deed providing for the retention of a lien in favor of the Association to secure the payment of all such assessments and a power of sale to enforce the assessment lien.

IN WITNESS WHEREOF, the undersigned have executed this instrument on this the 18 day of November, 1986.

Robert F. Dietrich, Jr.

Carol S. Dietrich

"Grantor"

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 Robert F. Dietrich and wife, Carol S. Dietrich, 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 foregoing instrument for the purposes therein contained.

Witness my hand and seal, in Nashville, Tennessee, this 14th day of November, 1986.

My Commission Expires: 4-17-88

NOTARY PUBLIC

KIM A. BROWN NOTARY PUBLIC STATE

66027

IDENTIFICATION REFERENCE

Nov 21 3 42 PM '86

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

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
			3216.59- CONT, 90.16 CSTAX .50 PRFEE 9.00 WDEED CHECK 99.66- 11/21/86 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

66027

IDENTIFICATION REFERENCE

Nov 21 3 42 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 15025