STATE OF TENNESSEE
COUNTY OF SUMNER The actual consideration or value whichever is greater, for this transfer is $ 42,146.88

Subscribed and sworn to before me, this the 5th day of December, 19 86

Affiant

My commission Expires: 1-10-89

Notary Public

WARRANTY DEED

Return to → THIS INSTRUMENT WAS PREPARED BY
TENNESSEE TITLE & TRUST, INC.
113 Hazel Path • Southall Bldg. • Suite 3 • Hendersonville, Tenn. 37075

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO: Mortgagee
Charles E. Manis	Metropolitan Federal Savings & Loan Assn.
556 Indian Lake Road (STREET ADDRESS)	P.O. Box 995 (STREET ADDRESS)
Hendersonville, TN 37075 (CITY / STATE / ZIP)	Nashville, TN 37202-0995 (CITY / STATE / ZIP)
MAP & PARCEL NO 133-16-A-70.00 CO 5DU-76691	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, Richard A. Banning and wife, Shirlee K. Banning

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Charles E. Manis and wife, Nancy H. Manis

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Unit G-6, of Barcelona Condominium created under Title 66, Charter 27, Sections 101., et seq., as amended, Tennessee Code Annotated, and as established by Master Deed, of record in Book 6400 at 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 indentification and description of such Unit.

Being the same property conveyed to Richard A. Banning and wife, Shirlee K. Banning by deed recorded in Book 6416 at page 341, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 1986 and subsequent years, easements and restrictive covenants of record.

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 of general, which are levied by Barcelona Condominium Association, Inc. in connection with Barcelona Condominium. Grantee specifically consents to the terms and conditions 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.

THIS IS _____ IMPROVED PROPERTY KNOWN AS 270 Tampa Drive, Nashville, TN. 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singlular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 5th day of December, 19 86

Richard A. Banning

Shirlee K. Banning

State of Tennessee
County of Sumner

BOOK 7070 PAGE 783

On this 5th day of December, 1986, before me personally appeared Richard A. Banning and wife, Shirlee K. Banning to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My Commission expires:
1/10/89

Notary Public
Doris M. Freeman

State of Tennessee
County of _____

On this _____ day of _____, 19____, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be _____ free act and deed.

Witness my hand and official seal.
My Commission expires:

_____

Notary Public

734011

IDENTIFICATION REFERENCE

Dec 16 12 58 PM '86

WARRANTY DEED

TENNESSEE TITLE & TRUST, Inc.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 7070 PAGE 734

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

42146.00- CAIT,
17.00 CSTAX
.50 PRFEE
6.50 ADF
CHECK 124.33-1
7G15A:12/16/86 PAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

73401

IDENTIFICATION REFERENCE

DEC 16 12 58 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No23387