WARRANTY DEED

BOOK 7116 PAGE 221

THIS INSTRUMENT WAS PREPARED BY

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joe D. Sproles & wife, Charlene W. Sproles	SAME (NAME)	Map 116-3-F Parcel 27
227 Westchase Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37205 (CITY) (STATE) (P. O. ZIP)	MORTGAGEE - Commerce Union Bank (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, ~~WE~~, I, Dorothy Roth, an unmarried person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joe D. Sproles and wife, Charlene W. Sproles

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS. A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

(SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN.)

8673

IDENTIFI REFERENCE

JAN 23 3 38 PM '87

FELIX Z WILSON JR REGISTER
DAVIDSON COUNTY, TN

This is improved (X) unimproved ( ) property, known as 227 Westchase Drive, Nashville, Tennessee 37205
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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 successors, assigns 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 singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 23rd day of January, 19 87

Dorothy Roth

Dorothy Roth

Form 3

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

BOOK 7116 PAGE 222

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dorothy Roth the bargainor with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 23 day of Jan., 19 87

Commission Expires: 10/24/88

Robin E. Jones

Notary Public

STATE OF)

COUNTY OF)

Before me, , a Notary Public within and for the State and County aforesaid, personally appeared and , with whom I am personally acquainted and who upon (his oath, their several oaths) acknowledged (himself, themselves) to be the and respectively of the the within named bargainor, a corporation, and that (he, they) as such and , being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said as such , and attesting the same by the said as such .

WITNESS my hand and official seal at office at on this day of , 19 .

My Commission Expires:

Notary Public

WARRANTY DEED

FROM Dorothy Roth, an unmarried person

TO Joe S. Sproles and wife, Charlene W. Sproles

RETURN TO: Dearborn & Ewing ATTORNEYS NASHVILLE, TENN.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $ 123,700.00

Joe S. Sproles

Subscribed and sworn to before me this 23 day of Jan., 19 87

My Commission Expires: 10/24/88

Robin E. Jones

Notary Public

EXHIBIT A

Land in Davidson County, Tennessee, being Unit No. 227 on the Plan of Westchase Condominiums, a Horizontal Property Regime, as shown on the plat of Westchase Condominiums, of record in Book 5200, page 578, Register's Office for said County, to which reference is hereby made. The easements, restrictive covenants and regulations imposed upon and relating to the property, units thereof co-owners and tenants of Westchase Condominiums contained in the Master Deed and the By-Laws appended thereto recorded in Book 6097, page 266, said Register's Office, as amended in Book 6112, page 677, Book 6341, page 380, and in Book 6866, page 362, said Register's Office, are incorporated by this deed in reference.

Being the same property conveyed to Dorothy Roth, by deed from Westchase, Joint Venture, of record in Book 6113, page 677, said Register's Office.

The above property is conveyed subject to the following:

1. 1987 Metropolitan Government taxes.

2. Sanitary sewer easement of record in Book 3371, page 270, said Register's Office.

3. Sanitary sewers and/or storm drainage easement and a 10' temporary construction easement of record in Book 3943, page 948, said Register's Office.

4. Two Sanitary sewers and/or storm drainage easements and two 10' temporary construction easements of record in Book 3958, page 146, said Register's Office.

5. Sanitary sewers and/or storm drainage easement and a 10' temporary construction easement of record in Book 3966, page 144, said Register's Office.

6. Conveyance of water mains of record in Book 6303, page 611, said Register's Office.

7. Terms, conditions, easements, rights and liens as set forth in the Master Deed of Westchase Condominium, and the By-Laws appended thereto, of record in Book 6097, page 266, as amended in Book 6112, page 677, Book 6341, page 380, and in Book 6866, page 362, said Register's Office.

8. All matters as shown on the Plat of Phase I, Site Plan Westchase Condominium Apartments, of record in Book 5200, page 578, said Register's Office.

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

RECEIVED OF _____

FOR _____

BOOK 7116 PAGE 224

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

12970 .00- CANIT
546.00 CSTAX
.50 PRFEE
2.00 WDEED
CHECK 350.00-
20080201/23/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8673 I.

IDENTIFICATION REFERENCE

JAN 23 3 38 PM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No38144