BOOK 7124 PAGE 162

THIS INSTRUMENT PREPARED BY:
JOHN T. ROCHFORD, ATTORNEY
2200 Abbott Martin Road
Nashville, TN 37215

Box 18
2 AG

GENERAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To	Map-Parcel Number(s)
James F. Holt, Jr. 3737 West End Ave. Unit 106 Nashville, TN 37205	SAME	Part of 104-9-176

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, 3737 West End Developers, a Tennessee joint venture composed of Mark McDonald, Steve G. Fridrich and John T. Rochford, III ("Grantor") has bargained and sold, and by these presents does transfer and convey unto James F. Holt, Jr. ("Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described on the attached Exhibit "A".

This is improved property known as 3737 West End Avenue, Unit 106, Nashville, Tennessee 37205.

Said property is conveyed subject to current real property taxes not delinquent, which have been prorated and assumed by Grantees.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantees, their heirs and assigns, forever. Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and binds itself and its successors and assigns to warrant and forever defend the title to said land to Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

Whenever used, the singular shall include the plural and the plural the singular and the use of any gender shall be applicable to all genders.

89296

IDENTIFICATION REFERENCE

FEB 2 1 45 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

WITNESS our hands this 30 day of JANUARY, 1987. the joint venture having caused its name to be signed hereto by its duly authorized joint venturers on said day and date.

3737 WEST END DEVELOPERS,
a Tennessee joint venture

By: _____
Mark McDonald, joint venturer

By: _____
Steve G. Fridrich, joint venturer

By: _____
John T. Rochford, III, joint venturer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Mark McDonald, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a joint venturer of 3737 WEST END DEVELOPERS, the within named bargainor, a joint venture, and that he as such joint venturer executed the foregoing instrument for the purposes therein contained, by signing the name of the joint venture by himself as joint venturer.

WITNESS my hand and seal at office in Nashville, Davidson County, Tennessee, this 30th day of January, 1987.

Linda K. Dewing
Notary Public

My Commission Expires:

May 13, 1990

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Steve G. Fridrich, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a joint venturer of 3737 WEST END DEVELOPERS, the within named bargainor, a joint venture, and that he as such joint venturer executed the foregoing instrument for the purposes therein contained, by signing the name of the joint venture by himself as joint venturer.

WITNESS my hand and seal, at office in Nashville, Davidson County, Tennessee, this 30th day of January, 1987.

Cindy A Stephens
Notary Public

My Commission Expires:

7-9-89

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared John T. Rochford, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a joint venturer of 3737 WEST END DEVELOPERS, the within named bargainor, a joint venture, and that he as such joint venturer executed the foregoing instrument for the purposes therein contained, by signing the name of the joint venture by himself as joint venturer.

WITNESS my hand and seal, at office in Nashville, Davidson County, Tennessee, this 30th day of January, 1987.

Lynda K Downing
Notary Public

My Commission Expires:

May 13, 1990

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $ 192,500.

William Howe Bond
Affiant

Sworn to and subscribed before me this 30th day of January, 1987.

Cindy N. Stephens
Notary Public

My Commission Expires:

Feb 7, 89

EXHIBIT A

BEING Unit No. 106 of The Westbury Condominiums, a horizontal property regime established pursuant to the provisions of the Tennessee Horizontal Property Act (Tennessee Code Annotated Sections 66-27-101 through 66-27-123) and the provisions of the Master Deed for The Westbury Condominiums of record in Book 6819, page 210, Register's Office for Davidson County, Tennessee, including without limitation the by-laws appended thereto of record in Book 6819, page 239, said Register's Office, as amended by First Amendment to Master Deed of record in Book 6886, page 662, said Register's Office (collectively the "Master Deed"), to which Master Deed reference is here made for a more complete and accurate description of said unit;

TOGETHER WITH the undivided percentage interest in the Common Elements (as defined in the Master Deed) appertaining to said unit and all other rights, powers, privileges and interests appertaining to said unit pursuant to the Master Deed;

TOGETHER with Allocated Parking Space No(s). 6 and Reserved Space No(s). 3, which are hereby allocated to the aforesaid unit as an inseparable appurtenance thereto as provided in the Master Deed.

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

RECEIVED OF _____

FOR _____

BOOK 7124 PAGE 166

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			19250.00- CANT.	
			530.00 CSTAX	
			.50 PREE	
			12.00 WDE D	
			CHECK	551.50-
		5470A02/02/87	BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

89296.

IDENTIF. REFERENCE

FEB 2 1 45 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 40944