file box 8/jcb

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR. and CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:	MORTGAGEE:	MAP-PARCEL NUMBERS:
Fred R. Sykes, Jr. 5025 Hillsboro Road, #7-C Nashville, TN 37215	The Lomas & Nettleton Company 2001 Bryan Tower Dallas, TX 75201	131-1D-44.00 CO 7DA-76243

WARRANTY DEED BOOK 7151 PAGE 853

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Margaret Dale Rader, now known as Margaret Dale Rader Christians, and husband Paul J. Christians, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Fred R. Sykes, Jr. hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To-Wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 44, also known as Unit 7-C on the plan of Georgetown Apartments, a Condominium, of record in Book 5200, page 4, Register's Office for said County, which plan and record thereof are incorporated herein and made a part hereof by reference.

BEING the same property conveyed to Margaret Dale Rader by quitclaim deed from George M. Rader and wife, Mary Dale Rader being recorded simultaneously herewith.

The property herein conveyed is subject to the restrictions, easements, liens and other matters set forth in the Master Deed and By-Laws of record in Book 5211, page 325, and amended in Book 5616, page 133, and Book 6079, page 516, all in the Register's Office for Davidson County, Tennessee.

S 8 7 3 6

IDENTIFICATION REFERENCE

MAR 2 12 47 PM '87

This is ~~an~~ improved property, known as 5025 Hillsboro Road, #7-C, Nashville, TN 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 27th day of February, 19 87.

Margaret Dale Rader Christians

Paul J. Christians

STATE OF TENNESSEE
COUNTY OF Davidson

On this 27th day of February, 19 87, before me personally appeared Margaret Dale Rader Christians and Paul J. Christians, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

My Commission Expires: 10-24-88

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 72,500.00.

Fred R. Sykes Jr.
Affiant

Subscribed and sworn to before me, this the 27th day of February, 1987.

My Commission Expires: 10-24-88

_____
Notary Public

WILKINS JR. NOTARY PUBLIC AT LARGE OF TENN.

WARRANTY DEED

from:

Margaret Dale Rader Christians and husband, Paul J. Christians

to:

Fred R. Sykes, Jr.

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

[illegible]-26329

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

RECEIVED OF _____

FOR _____

BOOK 7151 PAGE 855

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
			/CCC - CO- CONV.	
			20.30 CSTAX	
		VA-	20.30- CSTAX	
			CCC.00 CSTAX	
			.50 CERT	
			6.00 WDTD	
			CHECK	209.50-
			007/CCC/CC/07 CHG	.0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9.8.7 3 6

IDENTIFICATION REFERENCE

MAR 2 [illegible] 87

No. 51323