This instrument prepared by:
Mark E. Morrison
323 Union Street
Nashville, Tennessee 37201

Box 21

WARRANTY DEED

BOOK 7164 PAGE 606

ADDRESS NEW OWNER:	MORTGAGEE	MAP/PARCEL NO.:
Jane W. Scates 205 Windsor Terrace Drive Nashville, TN 37221	NONE	Map 143 Parcel 44

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, STEVEN G. HALL, TRUSTEE, with full power to sell, transfer, convey, mortgage and encumber without joinder of any beneficiary, the "Grantor," has bargained and sold, and by these presents does transfer and convey unto the said JANE W. SCATES, the "Grantee," her successors and assigns, that certain land in Davidson County, State of Tennessee, described as follows:

Being Unit No. 205 of Windsor Terrace Condominiums, as described in the Master Deed Establishing Horizontal Property Regime of Windsor Terrace Condominiums, of record in Book 7150, page 921, in the Register's Office for Davidson County, Tennessee, being a horizontal property regime, together with all rights, interest and appurtenances thereto, including but not limited to the undivided interest in the common elements thereof and the two parking spaces delineated as "C" on Exhibit "A" attached hereto and incorporated herein by reference, as set out in the aforesaid Master Deed of record in Book 7150, page 921, in the Register's Office for Davidson County, Tennessee.

Being part of the property conveyed to Steven G. Hall, Trustee, with full power to sell, transfer, convey, mortgage and encumber without joinder of any beneficiary, by quitclaim deed from Steven G. Hall and wife, Kathryn S. Hall, of record in Book 7164, page 603, Register's Office for Davidson County, Tennessee,

This conveyance is subject to:

1. Such matters as may be shown on the Plan of record in Book 6250, page 869, said Register's Office.

2. The Master Deed of record in Book 7150, page 921, said Register's Office, and the By-Laws of the Windsor Terrace Condominiums.

3. Storm Water Detention Agreement of record in Book 6680, page 517, said Register's Office.

4. Current year real property taxes.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her successors and assigns, forever.

And I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise herein set out.

03/11 285.30 - clerk

778

And I do further covenant and bind myself, my heirs and representatives to warrant and forever defend the title to the said land to the said Grantee, her successors and assigns, against the lawful claims of all persons, whomsoever.

Whenever, 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 our hands this 11th day of March, 1987.

Steven G. Hall, Trustee
STEVEN G. HALL, TRUSTEE

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 STEVEN G. HALL, TRUSTEE, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal, at Nashville, Tennessee, this 11th day of March, 1987.

NOTARY PUBLIC

My Commission Expires: 1-21-90

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer, or value of property (whichever is greater) is $98,490.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

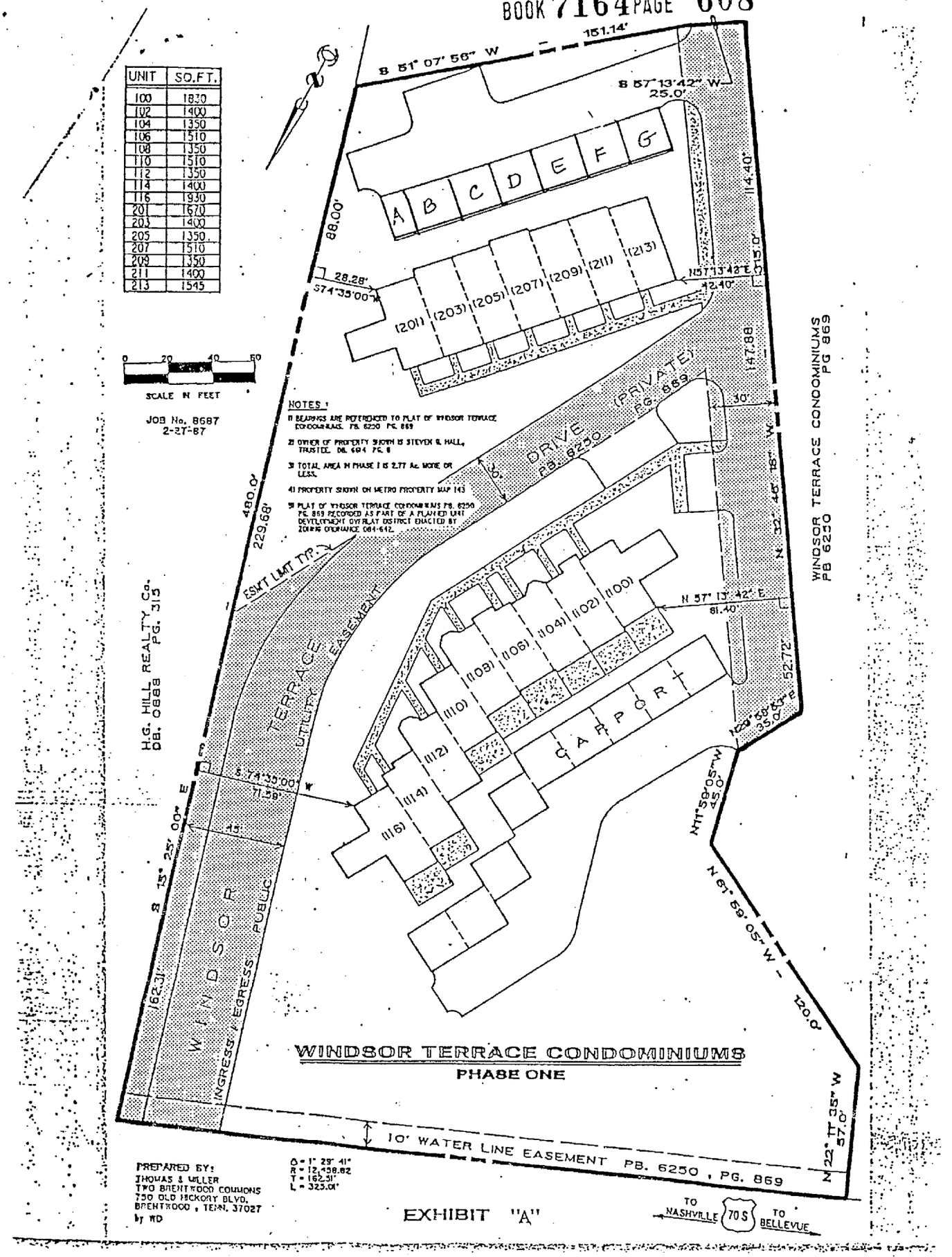
Affiant Jane W. Scates

Sworn to and subscribed before me this

11 day of March, 1987.

NOTARY PUBLIC

My Commission Expires: 1-21-90



UNIT	SQ.FT.
100	1830
102	1400
104	1350
106	1510
108	1350
110	1510
112	1350
114	1400
116	1930
201	1670
203	1400
205	1350
207	1510
209	1350
211	1400
213	1545

0 20 40 50
SCALE IN FEET

JOB No. 8687
2-27-87

NOTES:
1) BEARINGS ARE REFERENCED TO PLAT OF WINDSOR TERRACE CONDOMINIUMS, PB. 6250 PG. 869
2) OWNER OF PROPERTY SHOWN IS STEVEN G. HALL, TRUSTEE, DB. 694 PG. 8
3) TOTAL AREA IN PHASE I IS 2.77 Ac. MORE OR LESS.
4) PROPERTY SHOWN ON METRO PROPERTY MAP 143
5) PLAT OF WINDSOR TERRACE CONDOMINIUMS PB. 6250 PG. 869 RECORDED AS PART OF A PLANNED UNIT DEVELOPMENT OVERLAY DISTRICT ENACTED BY ZONING ORDINANCE 084-612.

PREPARED BY:
THOMAS & MILLER
TWO BRENTWOOD COMMONS
750 OLD HICKORY BLVD.
BRENTWOOD, TENN. 37027
by WD

Δ = 1° 29' 41"
R = 12,438.82
T = 162.31'
L = 325.01'

EXHIBIT "A"

RECORDER'S MEMO:
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

02957

IDENTIFICATION REFERENCE

MAR 11 3 14 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 7164 PAGE 609

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

96400.00- CAMT.
275.80 CSTAX
.50 PRFE
9.00 WDCM
CHECK 295.30-
077803/11/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02957

IDENTIFICATION REFERENCE

MAR 11 3 14 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 55925