BOOK 7175 PAGE 580 FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 175,000.

Charlotte Bayd
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF March 87

Callie M. O'Brien
Notary Public

MY COMMISSION EXPIRES: 7-9-89
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Nella Schneider Hunt, Attorney, Attorneys Title Company, Inc. 222 Third Ave. N.
NAME ADDRESS Nashville, TN

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MARY EVANS T. PAYNE (NAME)	same (NAME)	116-13-C-32
105 Leake Ave. #52 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37205 (CITY) (STATE) (P.O. ZIP)	(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, Samuel Mann Porter, Jr., and James Alexander Porter

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARY EVANS T. PAYNE

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:

A certain condominium apartment in Davidson County, Tennessee, described as follows, to-wit:

Apartment No. 52 in Belle Meade Tower, a horizontal property regime, located at 105 Leake Avenue in Nashville, Davidson County, Tennessee, as shown on the Plat of Belle Meade Tower, recorded in Book 4175, page 159, of the Register's Office for Davidson County, Tennessee, to which reference is hereby made. Parking Space No. 16 in the garage attached to the building of Belle Meade Tower is a limited common element for the exclusive use of the co-owner of said apartment.

Being all of the property conveyed to Robert S. Doggett and wife, Frances S. Doggett, by deed from Kenneth E. Rush and wife, H. Jane Rush, of record in Book 4950, page 63, as to the Apartment No. 52; as to parking space No. 16 which was conveyed to Frances Scobee Porter by deed from Evans-Cain Company, a partnership composed of Ross Evans, Jr., and John E. Cain, III, by deed of record in Book 4502, page 343. The said Robert S. Doggett died in 1976. The said Frances S. Doggett has since died and by her will of record in Will Book 150, page 114, Davidson County Probate Clerk's Office, and of record in Book 6515, page 575, of said Register's Office, she devised her real property to Samuel Mann Porter, Jr., and James Alexander Porter. J. Alexander Porter and James Alexander Porter being one and the same person.
The property herein described and conveyed in this instrument is not the usual place of residence of the grantors.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

(See attached marked Exhibit "A")

This is unimproved ( ) improved (X) property known as Apt. #52 (House Number) 105 Leake Avenue (Street) Nashville, Tennessee (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 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 our hands this day of , 19 87

Samuel Mann Porter
SAMUEL MANN PORTER, JR.
3/16/87

J. Alexander Porter
JAMES ALEXANDER PORTER
3/17/87

BOOK 7175 PAGE 581

STATE OF ~~TENNESSEE~~ GEORGIA
~~Davidson~~ FULTON County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Alexander Porter

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 Atlanta, ~~Tennessee~~ Georgia, this 17th day of March, 1987.

Notary Public, Fulton County, Georgia
My Commission Expires Mar. 1, 1991

Commission Expires _____

Samuel F. Porter, Jr. Notary Public

STATE OF NORTH CAROLINA
County of WAKE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Samuel Mann Porter, Jr.

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 Raleigh, ~~Tennessee~~ North Carolina, this 16th day of March, 1987.

Commission Expires 11/20/88

Shirley A. Hall Notary Public

SHIRLEY A. HALL NOTARY PUBLIC WAKE COUNTY, N.C.

WARRANTY DEED

FROM
SAMUEL MANN PORTER, JR. and
JAMEX ALEXANDER PORTER

TO
MARY EVANS T. PAYNE

Attorneys Title Company, Inc.
Titles Guaranteed
SUITE 175 – 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

EXHIBIT "A"

1. The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, as amended, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime of Belle Meade Towers, of record in Book 4469, page 530, as amended by a deed of correction relating to the Master Deed of record in Book 4494, page 489, and Master Deed and By-Laws further amended in Book 4631, page 407, and Book 4631, page 410, and Book 4851, page 950, and By-Laws amended in Book 5046, page 828, Register's Office for Davidson County, Tennessee, copies attached; included in said Master Deed are easements reserved in said land for the benefit of owners of apartments in a horizontal property regime which may be established on adjoining property and reserving the rights to dedicate the common area in this land to be common elements of both horizontal property regimes; the developers also have reserved the right to relocate, expand, modify or extend existing driveways, parking areas and yards and to construct, expand, enlarge or relocate Sewers, utility lines or service connections in order to serve the horizontal property regime that may be established on the adjoining property; said Master Deed also imposes restrictions and limitations on any co-owner, mortgagee, or trustee under a trust deed insofar as the sale or leasing of the premises. See record for complete details.

2. Easement granted by H. B. Alexander and wife, to American Telephone & Telegraph Company for telephone line and for trimming trees, of record in Book 1207, page 547, Register's Office for Davidson County, Tennessee.

3. A building clearance easement of two feet in width was granted A. J. Reich, et ux, their heirs and assigns, by instrument of record in Book 3183, page 201, Register's Office for Davidson County, Tennessee.

4. Easements for Sanitary sewer and storm drainage improvements were granted Metropolitan Government of Nashville and Davidson County, Tennessee, by instrument of record in Book 3839, page 983, Register's Office for Davidson County, Tennessee.

5. Permanent and temporary easements for the construction of bridge and channel changes were granted Metropolitan Government of Nashville and Davidson County, Tennessee, as more particularly set forth in an instrument of record in Book 4355, page 696, Register's Office for Davidson County, Tennessee.

06280
IDENTIFICATION REFERENCE
MAR 20 11 18 AM '87
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
RUSH

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

RECEIVED OF _____

FOR _____

BOOK 7175 PAGE 583

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

175000.00- CONT.
490.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 499.50-
4520AC3/CC/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06280

IDENTIFICATION REFERENCE

MAR 20 11 10 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 59590