WARRANTY DEED

FROM: Dr. Martin Lewis and wife, Frances Lewis

TO: Robert Douglas Richter and wife, Cynthia C. Richter

Address New Owner As Follows:	Send Tax Bills:	Map-Parcel Nos.
Mr. & Mrs. Robert D. Richter 1607 Belle Forest Circle Nashville, TN 37221	Same	142-4-B-10-CO

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $95,000.00

Robert D. Richter
AFFIANT

Sworn to and subscribed before me this 31st day of March, 1987.

Notary Public
My commission expires: 5/30/88

This instrument prepared by: MORRIS LEVINE
Attorney at Law
1119 Stahlman Bldg.
Nashville, TN 37201

10098

IDENTIFICATION REFERENCE

APR 1 11 26 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

FOR AND IN CONSIDERATION of the sum of Ninety-Five Thousand ($95,000.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged,

DR. MARTIN LEWIS and wife, FRANCES LEWIS,

have bargained and sold, and by these presents do transfer and convey unto the said ROBERT DOUGLAS RICHTER and wife, CYNTHIA C. RICHTER, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows; to-wit:

BEING Unit B-5, Building "B" on the Plan of Buildings A, B, and C, Bellevue Office Park Condominium Offices, a Horizontal Property Regime established by Master Deed of record in Book 6040, page 701, together with the undivided percentage interest in the common elements appurtenant to said unit and as set forth in said Master Deed. Reference is hereby made to the plat of Buildings A, B, and C, Bellevue Office Park, Condominium Offices, as of record in Book 5800, page 177, for a more complete identification and description of said unit.

BEING the same property conveyed to Dr. Martin Lewis and wife, Frances Lewis, by deed from Mitchell Development Co., Inc., a Tennessee Corporation, as of record in Book 6170, page 568, Register's Office for Davidson County, Tennessee.

This conveyance is made subject 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 limitation all conditions, covenants, restrictions, options, burdens, liens, assessments and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime of Bellevue Office Park, of record in Book 6040, page 701, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto of record in Book

6040, page 711, Register's Office for Davidson County, Tennessee, which said Master Deed was amended by an instrument of record in Book 6147, page 689 and Book 6641, page 171, Register's Office for said County.

The Plan of record in Book 5800, page 177, said Register's Office, shows an Owner's Certificate, certain setback lines and easements, to which plat reference is here made for the location and dimensions.

~~This conveyance is subject to General Assignment of Present and Future Leases, of record in Book 6170, page 578, Register's Office for Davidson County, Tennessee.~~

~~This conveyance is subject to an unrecorded lease dated September 14, 1983, which was subordinated to the insured Deed of Trust by a Subordination Agreement filed in Book 6170, page 565, said Register's Office.~~

This is improved property, known as:

167 Belle Forest Circle, Nashville, Tennessee 37221

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said ROBERT DOUGLAS RICHTER and wife CYNTHIA C. RICHTER, their heirs and assigns, forever.

And we, DR. MARTIN LEWIS and wife, FRANCES LEWIS, do covenant with the said ROBERT DOUGLAS RICHTER and wife, CYNTHIA C. RICHTER, 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, except for current year's property taxes, which are prorated and assumed by the Grantees herein.

And we, DR. MARTIN LEWIS and wife, FRANCES LEWIS, do further covenant and bind ourselves and our heirs and assigns, to warrant and forever defend the title to the said land to the said ROBERT DOUGLAS RICHTER and wife, CYNTHIA C. RICHTER, and their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 31 day of March, 1987.

Dr. Martin Lewis

Frances Lewis

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 Dr. Martin Lewis and wife, Frances Lewis, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 31 day of March, 1987.

Rebecca R. Lane
NOTARY PUBLIC

COMMISSION EXPIRES: Nov 24, 1990

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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

RECEIVED OF _____

FOR _____

BOOK 7188 PAGE 255

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

950[illegible].0- CAMT.
266.00 CSTAX
.50 [illegible]
6.00 MOR[illegible]
CHECK 272.50-
900[illegible]4/01/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10098

IDENTIFICATION REFERENCE

APR 1 11 26 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 63972