WARRANTY DEED

FROM: Sharira Kamfar

TO: Jeffrey McNinch

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Address New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel
Jeffrey McNinch 3314 West End Avenue #305 Nashville, TN 37203	Freeman Webb Developers, Inc. 2501 Hillsboro Drive Nashville, TN 37212	Map 104-6-B Parcel 305

This instrument prepared by: DEARBORN & EWING, Attorneys, Suite 1200, One Commerce Place, Nashville, Tennessee 37239

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $58.401.00.

Affiant

Subscribed and sworn to before me, this the 1st day of April, 1987.

Notary Public

My Commission Expires: 3-8-89

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) Dollars cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, Sharira Kamfar, hereinafter called "Grantor", has this day bargained and sold, and does hereby transfer and convery unto Jeffrey McNinch, an unmarried person, hereinafter called "Grantee", (whether one or more persons or entities) his heirs, personal representatives, successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Unit No. 305, of The Park Road Condominium created under Title 64; Sections 2701 et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 5845, page 831, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of The Park Road Condominium of record in Book 5200, page 390, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Sharira Kamfar by deed from John H. Noel, III, Trustee, of record in Book 6228, page 835, Register's Office for Davidson County, Tennessee.

It is understood and agreed that Grantee will assume the indebtedness secured by Deeds of Trust of record in Book 5900, page 441, and Book 5900, page 447, Register's Office for Davidson County, Tennessee.

This is improved property known as Unit No. 305, The Park Road Condominium, 3314 West End Avenue, Nashville, Tennessee 37203.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, his heirs, personal representatives, successors and assigns, forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except:

1. Real property taxes for the year 1987.

2. All terms and provisions of the Master Deed of record in the Register's Office for Davidson Country, Tennessee.

3. All terms and provisions of the Charter of The Park Road Condominium Association, Inc., of record in the Office of the Secretary of State of Tennessee and in the Register's Office for Davidson County, Tennessee, and the By-Laws and Rules and Regulations of said corporation.

4. Easements and restrictions as shown on the plat of The Park Road Condominium of record in the Register's Office for Davidson County, Tennessee.

5. Such liens and other matters, if any, against which Grantee's title insurer commits to insure Grantee from loss as provided in the title insurance policy provided Grantee by Grantor.

6. Terms and conditions of unrecorded lease to existing tenant, if any.

7. The above described Deeds of Trust assumed by Grantee.

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said real estate to said Grantee, his heirs, personal representatives, successors and assigns, against the lawful claims of all persons.

Grantee, by acceptance of this deed, hereby joins in and accepts, and agrees to be bound by the foregoing instruments creating The Park Road Condominium and The Park Road Condominium Association, Inc. Said Grantee further agrees hereby to pay all assessments whether special or general which are levied by The Park Road Condominium Association, Inc. in connection with The Park Road Condominium.

IN WITNESS WHEREOF, the parties have executed this instrument this 1 day of April, 1987, effective as of April 1, 1987.

Sharira Kamfar

"GRANTOR"

Jeffrey McNinch

"GRANTEE"

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 Sharira Kamfar 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 foregoing instrument for the purporses therein contained.

Witness my hand and seal, in Nashville, Tennessee, this 1 day of April, 1987.

Carol A. Wilson
NOTARY PUBLIC

My Commission Expires: 3-8-89

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and Sate, the within named Jeffrey McNinch 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 foregoing instrument for the purporses therein contained.

Witness my hand and seal, in Nashville, Tennessee, this the 1 day of April, 1987.

Carol A. Wilson
Notary Public

My Commission Expires: 3-8-89

IDENTIFICATION REFERENCE

10295

APR 1 3 48 PM '87
FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

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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
			5040[illegible].00- CAPIT. 163.52 CSTAX .50 PRFEE 9.00 WDCP CHECK 173.02- 920404/01/87 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10295

IDENTIFICATION REFERENCE

APR 1 3 48 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 64186