BOOK 7194 PAGE 572

File 16

LINCOLN COURT CONDOMINIUMS
WARRANTY DEED

FROM: A. HARRISON JOHNSON, JR., TRUSTEE

TO: ELIZABETH L. BRITT

THIS INSTRUMENT PREPARED BY:
A. Harrison Johnson, Jr.
Baker Worthington Crossley Stansberry & Woolf
Thirtieth Floor, L & C Tower
Nashville, Tennessee 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elizabeth L. Britt	Robert Gary Britt	104-04 156
(NAME)	(NAME)	
Unit No. 3, Lincoln Court 1016 17th Avenue, South	1103 16th Avenue, South	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville, Tennessee 37212.	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $77,500.

Robert Gary Britt
Affiant

Subscribed and sworn to before me, ~~this the 2nd day of~~ April, 1987.

My commission expires: 7-18-87
(Affix seal) Notary Public

(FOR REGISTER'S USE)

FOR AND IN CONSIDERATION of the sum of TEN AND 00/100 ($10.00) DOLLARS and other good and valuable considerations, cash in hand paid by ELIZABETH L. BRITT, [the "Grantee" herein, the receipt whereof is hereby acknowledged, the undersigned Grantor, A. HARRISON JOHNSON, JR., TRUSTEE, [the "Grantor" herein], has bargained and sold, and by these presents does transfer and convey unto the said Grantee, ELIZABETH L. BRITT, an unmarried woman, her heirs and assigns, a certain interest in land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit No. 3 on the Plan of Lincoln Court Homeowners' Association Condominium, together with an undivided interest in the common elements, as described in the Master Deed for The Lincoln Court Homeowners' Association, of record in Book 6942, Page 585, Register's Office for Davidson County, Tennessee, a plat of same being attached as Exhibit "C" thereto.

Being part of the same property conveyed to Grantor of record in Book 6891, Page 662, said Register's Office.

The legal description and the state of title of the property have been furnished to the draftsman by the Grantor, by third parties or from the record. The draftsman assumes no liability as to the accuracy thereof.

As part of the consideration for this transfer, Grantee agrees to be bound by the terms, covenants, and restrictions set forth in the Master Deed for The Lincoln Court Homeowners' Association, of record in Book 6942, Page 585, and its attendant By-Laws, of record in Book 6942, Page 619, in said Register's Office.

1353

Further, this conveyance is given subject to:

1. 1987 taxes, which have been prorated and adjusted as of the date hereof.

2. The terms and conditions of the above Master Deed and By-Laws, the above Plat, and any amendments thereto; easements and restrictions of record; and all matters of survey.

3. Easements granted to the Metropolitan Government of Nashville and Davidson County, of record in Book 4577, Page 599, Register's Office for Davidson County, Tennessee.

This is improved property, known as Unit No. 3, Lincoln Court, 1016 17th Avenue, South, Nashville, Tennessee.

TO HAVE AND TO HOLD the said Unit and undivided interest with the appurtenances, estate, title and interest thereto belonging to the said ELIZABETH L. BRITT, her heirs and assigns, forever.

And Grantor does covenant with the said Grantee that he is lawfully seized and possessed of said Unit and undivided interest in fee simple; has a good right to convey it, and the same is unencumbered, except as herein set forth.

And Grantor does further covenant and bind himself, his successors and assigns, to warrant and forever defend the title to the said Unit and undivided interest to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

Grantor executes this Warranty Deed in his capacity as Trustee only for S & C Joint Venture, a Tennessee joint venture comprised of The Acklen Group, Inc., RNC Investments, Inc. and LDJ Investments, Inc.

WITNESS the Grantor's signature this 2nd day of April, 1987.

12102

IDENTIFICATION REFERENCE

APR 7 10 52 AM '87

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

A. Harrison Johnson, Jr., Trustee

Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, A. HARRISON JOHNSON, JR., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 2nd day of April, 1987.

NOTARY PUBLIC

MY COMMISSION EXPIRES: July 18, 1987

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

7:50 . 0- CANT.
217.00 STAX
.50
2.00
CHECK 220.50-
135304/07/87 DAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12102

IDENTIFICATION REFERENCE

APR 7 10 52 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

No. 66251