THIS INSTRUMENT PREPARED BY:
WILLIAMS & SMITH, ATTORNEYS
Post Office Box 2868
Nashville, Tennessee 37219

WARRANTY DEED

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO MORTGAGEE:	MAP & PARCEL #
Janet C. Hix 108 Windsor Terrace Nashville, TN 37221	Commerce Union Bank Mortgage Administration Department Post Office Box 2546 Nashville, TN 37219	Map # 143-1-A Parcel # 108

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, STEVEN G. HALL, TRUSTEE, does hereby transfer and convey unto JANET C. HIX, a certain tract or parcel of real property in Davidson County, Tennessee, more particularly described as follows:

BEING Unit No. 108 of Windsor Terrace Condominiums as described in the Master Deed of record in Book 7150, Page 921, Register's Office for said County, and as shown on the Plan of Record in Book 6250, Page 869, said Register's Office, together with all rights, interests and appurtenances thereto.

BEING part of the property conveyed to Steven G. Hall, Trustee, with full power to sell, transfer and convey without joinder of any beneficiary by deed of record in Book 7164, Page 603, Register's Office of Davidson County, Tennessee. This is the last known recorded instrument relating to this property.

This is improved real property known as 108 Windsor Terrace Condominiums, Nashville, Tennessee 37221.

TO HAVE AND TO HOLD said tract or parcel, with the appurtenances, estate, title and interest therein belonging to the said JANET C. HIX, her heirs, successors and assigns forever.

The undersigned covenants with the said JANET C. HIX, that he is lawfully seized and possessed of said real property in fee simple; has a good right to convey it and the same is unencumbered, except for:

1. Real property taxes for 1987 which will be prorated to date of closing and assumed by the Grantee.

2. Matters set forth on the Plan of Record in Book 6250, Page 869, Register's Office for Davidson County, Tennessee and on Exhibit "C" to Master Deed of record in Book 7150, Page 968, of said Register's Office.

3. Provisions of Master Deed of record in Book 7150, Page 921 and attendant By-Laws of record in Book 7150, Page 946, said Register's Office.

4. Easements for water and sewer lines granted to Harpeth Valley Utility District in Book 6800, Pages 409 and 411, said Register's Office.

5. The provisions of a Storm Water Detention Agreement of record in Book 6680, Page 517, said Register's Office.

Except as herein stated, the undersigned does further covenant and bind himself and his successors and assigns to warrant and forever defend the title to said land to the said JANET C. HIX, her heirs, successors and assigns, against the lawful claims of all other persons or entities whomsoever.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 7th day of April, 1987.

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, _____, a Notary Public in and for said State and County, the within named STEVEN G. HALL, TRUSTEE, the within 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 7th day of April, 1987.

_____
NOTARY PUBLIC

My Commission Expires: 3-27-89

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

AFFIDAVIT OF VALUE

The actual consideration or value for this transfer, whichever is greater, is $99,900.00.

_____
JANET C. HIX

Sworn to and subscribed before me this 7th day of April, 1987.

_____
NOTARY PUBLIC

My Commission Expires: 3-27-89

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

RUSH

147 | 3

IDENTIFICATION REFERENCE

Apr 14 3 04 PM '87

REGISTER'S OFFICE DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 7202 PAGE 868

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

147.13

IDENTIFI REFERENCE

APR 14 3 04 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 69147