BOOK 7210 PAGE 58 FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 115,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF April, 19 87.

Notary Public

MY COMMISSION EXPIRES: 5/13/89

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney 640 Spence Lane Nashville, Tn. 37217
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Lynne T. Martinez (NAME) | Home Savings of America, F. A. (NAME) | 104-6-M |
| 220 Fairmont Court (STREET ADDRESS OR ROUTE NUMBER) | P.O. Box 7075 (STREET ADDRESS) | PAR 20C0 |
| Nashville, TN. 37203 (CITY) (STATE) (P. O. ZIP) | Pasadena, California 91109-7075 (CITY) (STATE) (ZIP) | 21W 13338 |

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, Fairmont Associates, II

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lynne T. Martinez, unmarried

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:

Land in Davidson County, Tennessee, being Apartment Unit B6, of Fairmont Court Condomimiums, a plan of which is of record in Book 6250, Page 825, Register's Office for Davidson County, Tennessee, created under Title 66, Sec. 27-101 et. seq., as amended, Tennessee Code Annotated and as established by a Master Deed of record in Book 6686, Page 708, Register's Office, Davidson County, Tennessee, together with an undivided interest in the common elements appurtenant to said unit as set forth in said Master Deed, reference is hereby made to the plat of Fairmont Court Condomimiums and as set forth in said Master Deed of record in Book 6686, Page 708, amended in Book 6712, Page 125, and Book 6774, Page 221, as revised in Book 6823, Page 962, and as modified in Book 6893, Page 62, Register's Office for said County, for a more complete description of such unit.

BEING the same property conveyed to Fairmont Associates II, a joint venture composed of Aberdeen Properties, Inc., Roy S. Jones Construction Co., Inc., and Real Estate Equity Corporation by deed from Marshall L. Karr, Trustee, as of record in Book 6502, Page 471, Register's Office, Davidson County, Tennessee.

This property is commonly known as: 220 Fairmont Court, Nashville, Tennessee 37203.

The premises herein conveyed is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to easements, rights and interest in favor of other unit owners and

This is unimproved ( ) improved (X) property, known as 220 Fairmont Court, Nashville, TN. 37203
(House Number) (Street) (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 my hand this 20th day of April, 19 87

Fairmont Associates, II
by: Aberdeen Properties, Inc. by: Campbell Brown, President

Campbell Brown President

7274

STATE OF TENNESSEE
Davidson County

BOOK 7210 PAGE 59

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19____

Commission expires _____ _____ Notary Public

STATE OF TENNESSEE
Davidson County

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Campbell Brown and _____ with whom I am personally acquainted and who upon (his oath) (himself) oaths) acknowledged to be the President and _____ respectively of the Aberdeen Properties, Inc. the within named bargainor, a corporation, and that (he ) as such President and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Campbell Brown as such President and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at Nashville, on this the 20th. day of April, 1987

My commission expires 5/15/89 Patricia L. Clark Notary Public

WARRANTY DEED | 7294

FROM Fairmont Associates, II

TO Lynne T. Martinez

IDENTIFICATION REFERENCE

APR 21 1 28 PM '87

FELIX A. WILKINS REGISTER DAVIDSON COUNTY, TN

title escrow, inc.
suite 218
640 spence lane
nashville tennessee 37217

CONTINUATION OF LEGAL DESCRIPTION

all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime of Fairmont Court Condominiums of record in Plat Book 6250, Page 825, said Register's Office.

THIS conveyance is made subject to all provisions and requirements of the Tennessee Horizontal Property Act as set out in Sec. 66-27-101 et seq. of the Tennessee Code Annotated and the By-Laws of the administration thereof; all restrictions, easements, etc., rights and interest in favor of other unit owners; options, burdens, assessments and undertakings etc. contained in the Master Deed of record in Book 6686, Page 708, amended in Book 6712, Page 125 and Book 6774, Page 221, as revised in Book 6823, Page 962, and as modified in Book 6893, Page 62, said Register's Office.

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____ BOOK 7210 PAGE 60

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

115000.00- CAMT.
823.40 CSTAX
.50 PRFEE
6.00 WDED
CHECK 329.90-
04/21/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

17294

IDENTIFICATION REFERENCE

APR 21 1 28 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 72048