Box 8 09

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
Broughton R. Kelly, Jr.
417 Westfield Drive
Nashville, TN 37221

MORTGAGEE:
CFS Mortgage Corporation

P.O. Box 1103
Omaha, NE 68101

MAP-PARCEL NUMBERS:
part of 9D-06095
part of 126-22.0

BOOK 7221 PAGE 690

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, George Gianikas, Trustee with full power hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Broughton R. Kelly, Jr., unmarried hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To-Wit:

A certain condominium apartment in Davidson County, Tenessee, being Unit No. 417 of the Westfield Condominiums (formerly The Hamlet) a horizontal property regime, pursuant to plat of record in Book 6250, page 590, and the first revision thereof in Book 6250, page 748, as further shown and described in an amended document of record in Book 6831, page 982, all in the Register's Office for Davidson County, Tennessee, which plan and record thereof are incorporated herein and made a part hereof by reference.

BEING part of the same property conveyed to George Gianikas, Trustee with full power, by deed from Bellevue Associates, a Tennessee general partnership, of record in Book 6551, page 988, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to the restrictions, easements, liens and other matters set forth in the Master Deed and By-Laws of record in Book 6678, page 771, and amended in Book 6736, page 110, Book 6801, page 962, and Book 6831, page 982, all in said Register's Office.

This is ~~(un)~~improved property, known as 417 Westfield Drive, Nashville, TN 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 30th day of April, 19 87

George Gianikas, Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

On this 30th day of April, 19 87, before me personally appeared George Gianikas, Trustee, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

My Commission Expires: Nov 1, 1987

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ___self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ___self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 75,475.00

Broughton R. Kelly, Jr.
Affiant

Subscribed and sworn to before me, this the 30th day of April, 1987.

My Commission Expires: Nov 1, 1987

Christy Wilkins Ivey
Notary Public

IVEY
NOTARY PUBLIC

IDENTIFICATION REFERENCE

2 1 0 1 9

MAY 1 11 49 AM '87
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

from:
George Gianikas, Trustee

to:
Broughton R. Kelly, Jr., unmarried

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN 26377

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

RECEIVED OF _____

FOR _____

BOOK 7221 PAGE 692

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

75475.00- CAMT.
211.40 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 217.90-
1616A05/01/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2 1 0 1 9

IDENTIFICATION REFERENCE

MAY 1 11 49 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.76276