40

BOOK 7232 PAGE 792

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 99,500.00

Gail Clontz
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF May 19 87.

Notary Public

MY COMMISSION EXPIRES: July 24, 1987

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Bone, Langford & Armistead, Suite 900, 2100 West End Avenue, Nashville, Tennessee 37203
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
South Street Equities (NAME)	Investors Federal Savings Bank (NAME)	104-6-M
206 Fairmont Court (STREET ADDRESS OR ROUTE NUMBER)	109 Walton Ferry Road (STREET ADDRESS)	Parcel 6
Nashville, TN 37203 (CITY) (STATE) (P. O. ZIP)	Hendersonville, TN 37075 (CITY) (STATE) (ZIP)	

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, a joint venture composed of Aberdeen Properties, Inc., Roy S. Jones Construction Co., Inc., and Real Estate Equity Corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO South Street Equities, a sole proprietorship owned by Gail Clontz, an unmarried person

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:

Being Apartment Unit A-6 of Fairmont Court Condominiums created under Title 66 Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by Master Deed of record in Book 6686, page 708, amended in Book 6712, page 125, and further amended in Book 6674, page 221, and Book 6823, page 962, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common elements appurtenant to said unit as set forth in said Master Deed and Amendments thereto, to which reference is hereby made.

Being a portion of 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 instrument dated August 9, 1984, executed by Marshall I. Karr, Trustee, of record in Book 6402, page 471, Register's Office for Davidson County, Tennessee.

24692

IDENTIFICATION REFERENCE

MAY 11 3 29 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is improved (X) property, known as 206 Fairmont Court, Nashville, TN 37203
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

This is unimproved ( )

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 our hand this 7th day of May, 19 87

Fairmont Associates II
By: Aberdeen Properties, Inc.

By: Melissa Mason Vice President
Melissa Mason

[redacted]

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Kenneth P. Ezell, Jr., a Notary Public in and for said County and State, the within named _____

the bargainor___, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this ___ day of _____, 19___.

_____ Notary Public

Commission Expires _____

STATE OF TENNESSEE
Davidson County

Before me, Kenneth P. Ezell, Jr. a Notary Public in and for the State and County aforesaid, personally appeared Melissa Mason

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Secretary/Treasurer of the Fairmont Associates II a corporation, and that he as such Secretary/Treasurer, executed the foregoing instrument for the purpose therein contained, by signing the name of the ~~partnership~~ Joint Venture by himself as Secretary/Treasurer.

Witness my hand and official seal at Nashville, Tennessee, this 7th day of May, 1987.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM
Fairmont Associates II.

TO
South Street Equities

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

STATE OF TENNESSEE,
COUNTY OF DAVIDSON.

Before me, Kenneth P. Ezell, Jr., of the State and County aforesaid, personally appeared Melissa Mason with whom I am personally acquainted, and who, upon oath acknowledged herself to be Secretary/Treasurer of Aberdeen Properties, Inc., the joint venturer of Fairmont Associates II, joint venture, the within named bargainor, a Tennessee joint venture, and that she as such Secretary/Treasurer, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the joint venturer by herself as Secretary/Treasurer of the joint venturer.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 7th day of May, 1987.

Kenneth P. Ezell Jr.
Notary Public

My Commission Expires:

7/18/87

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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

RECEIVED OF _____

FOR _____

BOOK 7232 PAGE 794

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
			99500.00- CAMT. 278.60 CSTAX .50 PRFEE 6.00 WDEED CHECK 285.10- 5825A05/11/87 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

24692

IDENTIFICATION REFERENCE

MAY 11 3 28 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 80405