BOOK 7280 PAGE 245

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $71,500.00

Thomas Billings
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF June, 19 87.

Notary Public

MY COMMISSION EXPIRES: July 10, 1988

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Denney, Lackey & Chernau, P. O. Box 3429, Nashville, Tennessee 37219-0429
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas Billings, unmarried	Fidelity Federal Savings & Loan	85-15-16
(NAME)	(NAME)	
110 Spring Place Drive	401 Union Street	307-56440
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37214	Nashville, Tennessee 37219	
(CITY) (STATE) (P. O. ZIP)	(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, Spring Place Venture, a joint venture

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas Billings, unmarried and Lee S. Van Deest, 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:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 110, on the Plan of Spring Place Condominiums, as of record in Book 6780, page 289 said Register's Office to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Spring Place Venture, a Joint venture composed of T & C Partnership a Tennessee General Partnership and SCW, Inc., a Tennessee Corporation by deed from Stephen C. Wallace, Terrence L. Cobb and Wallace L. Timmons Jr. as of record in Book 6779, page 598, said Register's Office.

This conveyance is made subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Spring Place Condominiums.

This is improved (X) unimproved ( ) property, known as 110 Spring Place Drive, Nashville, Tennessee 37214
(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 his hand this 25th day of June, 19 87

Spring Place Venture

By: Walter C. Timmons Jr., Partner

Wallace Jr.

STATE OF TENNESSEE
Davidson County

BOOK 7280 PAGE 246

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, (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

the undersigned

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared Walt L. Timmons, Jr. and Stephen C. Wallace

_____

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 Partners of the Spring Place Venture

_____

a corporation, and that he as such partners, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as partners.

Witness my hand and official seal at Nashville, Tenn., this 25th day of June, 1987.

7/10/90 Notary Public

Commission Expires_____

WARRANTY DEED

FROM

Spring Place Venture, a joint venture composed of T & C Partnership a Tennessee Partnership and SCW Inc., A Tennessee Corporation

TO

Thomas Billings, unmarried and Lee S. Van Meest, Unmarried.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

4 0 5 0 4

IDENTIFICATION

JUN 25 11 07

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

RECEIVED OF _____

FOR _____

BOOK 7280 PAGE 247

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

7150.00- CONT.
20-.20 CSTAX
.50 PRFEE
6.00 MISC
CHECK 20[illegible].70-
3972A06/26/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4 0 5 0 4

IDENTIFICATION REFERENCE

JUN 26 [illegible]

No. 98172