BOX 15

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 79,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF August, 19 87.

Notary Public

MY COMMISSION EXPIRES: June 3, 1989
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Larry L. Westbrook, Attorney P. O. Box 150349, Nashville, Tennessee 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Linda M. Hardy (NAME)	Mortgagee: Leader Federal Mortgage, Inc. (NAME)	Part of 104-2-68
209 Burns Avenue (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2926 (STREET ADDRESS)	
Nashville, TN 37203 (CITY) (STATE) (P. O. ZIP)	Memphis, TN. 38101-2926 (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, Charter Ventures, Tennessee General Partnership

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Linda M. Hardy, 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 Unit No. 209 on the Plan of Burns Station Condominiums, according to the Master Deed of record in Book 7292, page 607, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more particular description.

Being a part of the same property conveyed to Charter Ventures, a Tennessee General Partnership by deed from Iroquois Development Corporation, a Tennessee Corporation of record in Book 7090, page 974 as corrected by Deed of record in Book 7231, page 366, Register's Office for Davidson County, Tennessee.

5908.3

IDENTIFICATION REFERENCE

AUG 25 2 23 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

CHECK

This is unimproved ( ) / This is improved (XX) property, known as 209 Burns Avenue, Nashville, TN 37203
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

08/26 230.22 -

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 21st day of August, 19 87

Charter Ventures
By: William B. Young, PARTNER
William B. Young, Partner

4.29

STATE OF TENNESSEE
Davidson County

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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____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, Larry N. Westbrook, a Notary Public within and for the State and County aforesaid, personally appeared William B. Young and _____ with whom I am personally acquainted* and who upon ~~(his oath)~~ ~~(themselves)~~ acknowledged ~~(himself)~~ ~~(themselves)~~ to be the Partner and _____ respectively of the Charter Ventures, Tennessee General Partnership the within named bargainor, a corporation, and that ~~(he)~~ ~~(they)~~ as such Partner 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 William B. Young as such, Partner, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville, Tennessee on this the 21st day of August, 19 87.

My commission expires June 5, 1989

Notary Public

*(or proved to me on the basis of satisfactory evidence)

WARRANTY DEED

FROM
Charter Ventures, Tennessee
General Partnership

TO
Linda M. Hardy, unmarried

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37208

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

79900.00- CAMT.
223.72 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 230.22-
5429A08/25/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5 9 0 8 3

IDENTIFICATION REFERENCE

AUG 25 2 23 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 09263