SPECIAL WARRANTY DEED

FILED

FROM: RADNOR/TOMLINSON COMPANY, a Tennessee general partnership

TO: The City of Oak Hill, Tennessee BOOK 7343 PAGE 405

Address New Owner(s) as follows:	Send Tax Bills to:	Map-Parcel
The City of Oak Hill, Unit 6, 5548 Franklin Road Nashville, TN 37220	SAME	

This instrument prepared by: DEARBORN & EWING, Attorneys, Suite 1200, One Commerce Place, Nashville, Tennessee 37239

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $99,000.00.

W. C. Wilkerson, Mayor
AFFIANT

Subscribed and sworn to before me, this the 2nd day of September, 1987.

NOTARY PUBLIC

My Commission Expires: 4-17-88

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) the receipt of which is hereby acknowledged, Radnor/Tomlinson Company, a Tennessee general partnership, hereinafter called "Grantor," has this day bargained and sold, and does hereby transfer and convey unto The City of Oak Hill, Tennessee, hereinafter called "Grantee", (whether one or more persons or entities) Grantee's successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Unit 6 of Cambridge Court Condominium created under Title 66, Chapter 27, Sections 101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book ____, page ____, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Cambridge Court Condominium shown as Exhibit A-2 on said Master Deed for a more complete indentification and description of said Unit.

Being part of the same property conveyed to Radnor/Tomlinson Company, a Tennessee general partnership, by deeds from Cambridge Development Company, a Joint Venture, of record in Book 6786, pages 365 and 369, Register's Office for Davidson County, Tennessee.

This is improved property known as Unit 6, Cambridge Court Condominium, 5548 Franklin Road, Nashville, Tennessee 37220.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, Grantee's successors and assigns, forever. Grantor covenants, with regard to matters arising subsequent to Grantor's acquisition of the property, that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for those exceptions set forth in Exhibit A attached hereto and incorporated herein by reference.

Grantee further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said real estate to said Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through, or under Grantor.

Grantee, by acceptance of this deed, hereby joins in and accepts, and agrees to be bound by the foregoing instruments creating Cambridge Court Condominium and Cambridge Court Condominium Association, Inc.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 2nd day of September, 1987.

RADNOR/TOMLINSON COMPANY,
a Tennessee general partnership

BY: RADNOR/BRENTWOOD CORPORATION,
Partner

BY: Raymond R. Jones

TITLE: Vice President

BY: CAMBRIDGE DEVELOPMENT COMPANY,
Partner

BY: E. Wayne Tomlinson, partner

BY: Dwight Stacey, partner

TITLE: Partner

"GRANTOR"

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Raymond R. Jones with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself to be Vice President of Radnor/Brentwood Corporation, a corporate partner in Radnor/Tomlinson Company, a Tennessee general partnership, the within named bargainor, and that he as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained; by signing the name of the partnership by Radnor/Brentwood Corporation, as corporate partner by himself as Vice President.

Witness my hand and seal, in Nashville, Tennessee, this the 31st day of August, 1987.

NOTARY PUBLIC

My Commission Expires: 4-17-88

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Dwight Stacey, with whom I am personally acquainted, and who upon oath acknowledged himself to be a partner of Cambridge Development Company, a partner in Radnor/Tomlinson Company, the within named bargainor, a partnership, and that he as such partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by Cambridge Development Company, by himself as partner.

Witness my hand and seal, in Nashville, Tennessee, this the 2nd day of September, 1987.

NOTARY PUBLIC

My Commission Expires: 4-17-88

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Wayne Tomlinson, with whom I am personally acquainted, and who upon oath acknowledged himself to be a partner of Cambridge Development Company, a partner in Radnor/Tomlinson Company, the within named bargainor, a partnership, and that he as such partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by Cambridge Development Company, by himself as partner.

Witness my hand and seal, in Nashville, Tennessee, this the 2nd day of September, 1987.

NOTARY PUBLIC

My Commission Expires: 4-17-88



kabl302:09/02/87
AWT004-005

EXHIBIT A

1. Real property taxes for the year 1987, and subsequent years, a lien but not yet due and payable.

2. Sanitary sewer and/or storm sewer easement contained in an instrument of record in Book 6889, page 1, Register's Office for Davidson County, Tennessee, and subject to Exceptions to Easement of record in Book 6889, page 432, said Register's Office.

3. Sanitary sewer and/or storm sewer easement contained in an instrument of record in Book 7291, page 889, said Register's Office.

4. The plan of record in Book 4060, page 162, as amended in Book 6642, page 1, Book 6783, page 105, and Book 6968, page 108, said Register's Office.

5. Contract for water service of record in Book 1074, page 73, said Register's Office.

6. Terms, conditions, and easements contained in a Lease and Easement Agreement between Radnor/Tomlinson Company as Lessor and RST Partnership as Lessee, of record in Book 7343, page 349, said Register's Office.

7. Restrictions contained in the Master Deed Establishing Cambridge Court Condominium of record in Book 7343, page 359, said Register's Office.

8. The Plat of Cambridge Court Condominium recorded as Exhibit A-2 to the Master Deed Establishing Cambridge Court Condominium, of record in Book 7343, page 359, said Register's Office.

62029

IDENTIFICATION REFERENCE

SEP 2 3 30 PM '87

DAVIDSON COUNTY, TN

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