POINT EAST
UNIT WARRANTY DEED

FROM: POINT EAST CORPORATION

TO: THOMAS K. TEGARDEN

BOOK 7359 PAGE 78

THIS INSTRUMENT PREPARED BY:
A. Harrison Johnson, Jr., Esquire
Baker Worthington Crossley Stansberry & Woolf
Thirtieth Floor, L & C Tower
Nashville, Tennessee 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas K. Tegarden	Fidelity Federal Savings and Loan Association	61-3-B 105
(NAME)	(NAME)	
105 Point East Drive	401 Union Street	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37216	Nashville, Tennessee 37219	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $79,750.

Thomas K. Tegarden
Affiant

Subscribed and sworn to before me this the 18th day of September, 1987.

My commission expires: 5-8-91
(Affix seal) Notary Public

(FOR REGISTER'S USE)

FOR AND IN CONSIDERATION of the sum of TEN AND 00/100 ($10.00) DOLLARS and other good and valuable considerations, cash in hand paid by THOMAS K. TEGARDEN, [the "Grantee" herein], the receipt whereof is hereby acknowledged, the undersigned Grantor, POINT EAST CORPORATION, a Tennessee corporation, [the "Grantor" herein], has bargained and sold, and by these presents does transfer and convey unto the said Grantee, THOMAS K. TEGARDEN, his heirs and assigns, a certain interest in land in Davidson County, State of Tennessee, being more particularly described as follows:

Being Unit No. 105 as shown on the Plan of record in Book 6200, Page 253, Register's Office for Davidson County, Tennessee, and as shown on Plat of Point East Office Condominiums, Exhibit C to Master Deed for Point East Office Association, together with an undivided interest in the common elements of Point East Office Association, all as described in Book 7308, Page 901, said Register's Office, and as amended by First Amendment to Master Deed for Point East Office Association of record in Book 7340, Page 727, said Register's Office.

Being part of the same property conveyed to Grantor of record in Book 7035, Page 293, said Register's Office.

The legal description and the state of title of the property have been furnished to the draftsman by the Grantor, by third parties or from the record. The draftsman assumes no liability as to the accuracy thereof.

As part of the consideration for this transfer, Grantee agrees to be bound by the terms, covenants and restrictions set forth in the Master Deed for Point East Office Association, of record in Book 7308, Page 901, and its attendant By-Laws of record in Book 7308, Page 934, said Register's Office, as amended in Book 7340, Page 727, said Register's Office.

Further this conveyance is given subject to:

1. 1987 taxes, which have been prorated and adjusted as of the date hereof.

2. The terms and conditions of the above Master Deed and By-Laws, the above Plat, and any amendments thereto; easements and restrictions of record; and all matters of survey.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4921, Page 78, Register's Office for Davidson County, Tennessee.

This is improved property known as 105 Point East Drive, Nashville, Tennessee.

TO HAVE AND TO HOLD the said Unit and undivided interest with the appurtenances, estate, title and interest thereto belonging to the said THOMAS K. TEGARDEN, his heirs and assigns, forever.

And Grantor does covenant with the said Grantee, that it is lawfully seized and possessed of said Unit and undivided interest in fee simple; has a good right to convey it, and the same is unencumbered, except as herein set forth.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said Unit and undivided interest to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the Grantor's signature this 18th day of September, 1987.

POINT EAST CORPORATION

BY: William D. Hagewood
William D. Hagewood, Secretary

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, William D. Hagewood, Secretary of POINT EAST CORPORATION, (the "maker"), with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Secretary of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and seal, at office in Nashville, Tennessee, this 18th day of September, 1987.

NOTARY PUBLIC

MY COMMISSION EXPIRES: May 8, 1991

PUBLIC AT LARGE STATE OF TENN.

IDENTIFI REFERENCE

SEP 22 2 25 PM '87

DAVIDSON COUNTY, TN.

6 7 4 1 0.

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
			79750.00-	CAMT.
			223.16	CSTAX
			.50	PRFEE
			6.00	WDEED
				CHECK 229.66-
			5139A09/22/87	BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6741 6.

IDENTIFICATION REFERENCE

SEP 22 2 25 PM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 18755