WARRANTY DEED

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THIS INSTRUMENT WAS PREPARED BY

File Box 6
LJB

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronnie Baston	Metropolitan Federal Savings & Loan Assn.	
Unit C-16 (NAME) 370 Wallace Road	(NAME) P.O. Box 995	Map 147-3-B
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37211	(STREET ADDRESS) Nashville, Tennessee 37202-0995	Parcel 83
(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, Wayne A. Reed and Leslie R. Brooks, III

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ronnie Baston

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 Unit No. C-16 of Southern Hills Condominium created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6594, page 502, 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 Southern Hills Condominium as set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of such Unit.

Being the same property conveyed to Wayne A. Reed, a married person and Leslie R. Brooks, III, a married person, by deed from Freeman Webb Developers, Inc., a Tennessee corporation, of record in Book 6683, page 309, Register's Office for said County.

Upon delivery of this Warranty Deed, Grantee assumes the indebtedness secured by a deed of trust of record in Book 6683, page 312, said Register's Office, payable to Metropolitan Federal Savings and Loan Association.

The above property is conveyed subject to the following:

1. 1987 Metropolitan Government taxes.
2. Terms, conditions, easements, rights and liens as set forth in the Master Deed of Southern Hills Condominium, of record in Book 6594, page 502 as amended in Book 7044, page 209, said Register's Office, and the By-Laws appended thereto of record in Book 6594, page 547, said Register's Office.
3. Sewer easement and any temporary construction easements of record in Book 4435, page 29, said Register's Office.
4. Sanitary Sewers and/or Storm Drainage Easement and any temporary construction easements of record in Book 6695, page 22, said Register's Office.
5. The above deed of trust assumed by Grantee.

The property conveyed in this instrument is not the usual place of residence of Grantors.

This is improved (X) unimproved ( ) property, known as Unit C-16, 370 Wallace Road, Nashville, Tennessee 37211
(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 successors, assigns 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 s. this 30th day of October, 1987

Wayne A. Reed

Leslie R. Brooks III
Leslie R. Brooks, III

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Wayne A. Reed and Leslie R. Brooks, III the bargainor S with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 30 day of Oct., 1987.

Commission Expires: 3/11/91

Lenora Jane Bell
Notary Public

LENORA JANE BELL NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF)
COUNTY OF)

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon (his oath, their several oaths) acknowledged (himself, themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he, they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

WITNESS my hand and official seal at office at _____ on this ___ day of _____, 19__.

My Commission Expires: _____

_____
Notary Public

WARRANTY DEED

FROM
Wayne A. Reed and Leslie R. Brooks, III

TO
Ronnie Baston

RETURN TO:
Dearborn & Ewing
ATTORNEYS
NASHVILLE, TENN.

IDENTIFICATION REFERENCE

7.8.8.7.

FILED FOR RECORD
DAVIDSON COUNTY, TN
Nov 2 11 15 AM '87

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $44,800.00

Ronnie Baston

Subscribed and sworn to before me this 30 day of Oct., 1987

My Commission Expires: 3/11/91

LENORA JANE BELL NOTARY PUBLIC AT LARGE OF TENNESSEE

Lenora Jane Bell
Notary Public

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

44800.00- CAMT.
125.44 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 131.94-
0432A11/02/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7. 8. 8. 8. 7.

IDENTIFICATION REFERENCE

NOV 2 11 15 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 31740