Bk 18

MDSWP398 12/29/87 rc

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (MDS)
2700 First American Center
Nashville, Tennessee 37238

MORTGAGE TAX 378.32

GENERAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To	Map-Parcel Number(s)
MeritBanc Development Corporation 404 BNA Drive Building 100 Suite 302 Nashville, TN 37217	Same	Part of 117-3-134

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, Dominion Development Corporation, a Tennessee corporation ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto MeritBanc Development Corporation ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 2043 in the Master Deed for Kingsbridge Condominiums of record in Book 7105, page 777, Register's Office for Davidson County.

Being part of the same property conveyed to Grantor by deed dated August 30, 1985, from Avondale Rawls of record Book 6645, page 789, said Register's Office.

This is improved property known as 2043 Lombardy Avenue, Nashville, Tennessee.

Said property is conveyed subject to the following matters:

1. Storm Water Detention Agreement being of record in Book 6763, page 357, Register's Office for Davidson County, Tennessee.

2. Notice of Completion of record in Book 7223, page 592, Register's Office for Davidson County, Tennessee.

3. Restrictive covenants contained in instrument of record in Book 1109, page 353, amended in Book 1133, page 85, said Register's Office.

4. Perpetual easement for utility installation and maintenance reserved in instrument dated April 5, 1939, of record in Book 1108, page 76, and in Book 1109, page 353, Register's Office for Davidson County, Tennessee. (Affects Tract II and may affect easterly part of Tract I).

5. Notice of Completion of record in Book 7223, page 592, Register's Office for Davidson County, Tennessee.

6. The Plan of record in Book 974, page 92 and in Book 7105, page 849 (being a part of Book 7105, page 777), Register's Office for Davidson County, Tennessee.

7. The property herein conveyed is a condominium apartment established pursuant 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, as amended, 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 buildings 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 Kingsbridge Condominiums, of record in Book 7105, page 777, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto of record in Book 7105, page 804, Register's Office for Davidson County, Tennessee.

Grantor has further bargained and sold, and by these presents does transfer and convey unto Grantee all of its right, title and interest in, and right to the exclusive use of, that certain parking space designated as P9 on the Master Deed of record in Book 7105, page 777, said Register's Office.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, its successors and assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and binds itself and its successors, to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

Whenever used, the singular shall include the plural and the plural the singular and the use of any gender shall be applicable to all genders.

WITNESS our hands this 30 day of December 1987, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

DOMINION DEVELOPMENT CORPORATION

By: David A. Young President
David A. Young, President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

BOOK 7441 PAGE 870

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared David A. Young, 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 President of Dominion Development Corporation, the within named bargainor, a Tennessee corporation, and the he as such officer executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

WITNESS my hand and seal, at office in Nashville, Davidson County, Tennessee, this 30th day of December, 1987.

Carol M. [illegible]
Notary Public

My Commission Expires:
May 13, 1989

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $131,900.

[illegible]
Affiant

Sworn to and subscribed before me this 30th day of December, 1987.

Carol M. [illegible]
Notary Public

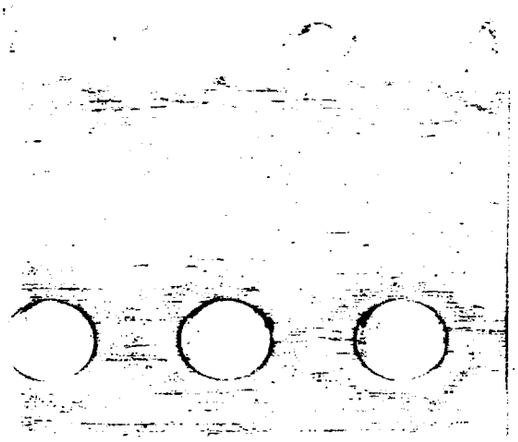
My Commission Expires:
May 13, 1989

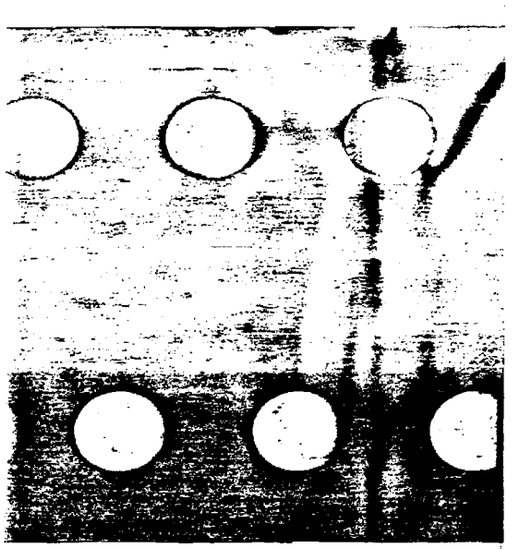
95063

IDENTIFICATION REFERENCE

JAN 4 10 50 AM '88

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7441 PAGE 871

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
				CAMT 131900.00
				CON TX 369.32
				PRFEE 0.50
				WDEED 9.00
				TOTAL 378.82
				CHECK 378.82
01/04/88	01			10:53 0001 5245

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

95063

IDENTIFI REFERENCE

JAN 4 10 50 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 50296