FEE 03/01 0102 03:42PM 230.00

WARRANTY DEED

FROM: Greta L. Fowinkle and Eugene W. Fowinkle

TO: William P. Adams and wife, Carol C. Adams and Joseph Locicero and wife, Gloria J. Locicero

Address New Owner(s) as	Send Tax Bills to:	Map-Parcel No.
Unit 7	Citicorp Homeowners, Inc.	104-11
Chardonnay Condominiums	670 Mason Ridge Center Dr.	Map OMOO
Nashville, Tennessee 37212	St. Louis, MO 63141	700 CO

This instrument prepared by: Jack F. Stringham II, Attorney, 16th Floor, First American Center, Nashville, Tennessee 37237-1607

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration of value, whichever is greater, for this transfer of $78,000.00.

Affiant

Subscribed and sworn to before me, this the 27th day of February, 1988.

Notary Public

My Commission Expires: Notary Public, Gwinnett County, Georgia My Commission Expires March 28, 1991

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) the receipt of which is hereby acknowledged, Greta L. Fowinkle and Eugene W. Fowinkle, joint tenants with the right of survivorship, herein called "Grantors," have this day bargained and sold, and do hereby transfer and convey unto William P. Adams, and and wife, Carol C. Adams, tenants by the entireties, and Joseph Locicero and wife, Gloria J. Locicero, tenants by the entireties, each tenant by the entireties holds as a tenants in common with each other, hereinafter called "Grantees", (whether one or more persons or entities) their heirs, personal representatives, successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Unit No. 7, on the Plan of Chardonnay Condominiums of record in Book 6789, page 462, Register's Office for Davidson County, Tennessee to which plan of reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Greta L. Fowinkle and and Eugene W. Fowinkle, by deed from Charter Development Co. of record in Book 7002, page 600, Register's Office for Davidson County, Tennessee.

This is improved property known as 2115 Acklen Avenue, Unit 7, Chardonnay Condominiumns, Nashville, Tennessee 37212.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees, their heirs, personal representatives, successors and assigns, forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for the following exceptions:

1. Taxes for 1988, a lien not yet due and payable.

2. Deed of Trust from Greta L. Fowinkle and Eugene W. Fowinkle, joint tenants with right of survivorship, to Citicorp Homeowners, Inc., in the amount of $68,400.00, dated October 7, 1986, and filed for record on October 7, 1986, in Book 7002, page 603, Register's Office for Davidson County, Tennessee.

3. The Plan of record in Book 57, page 149, and a Master Deed for The Chardonnay Condominiums recorded in Book 6789, page 462, said Register's Office shows Owner's Certificate.

4. Restrictive covenants contained in an instrument of record in Book 6789, page 462, Register's Office for Davidson County, Tennessee.

5. All matters contained in the Master Deed for The Chardonnay Condominiums of record in Book 6789, page 462, Register's Office for Davidson County, Tennessee.

6. Master Deed establishing horizontal property regime of The Chardonnay Condominiums of record in Book 6789, page 462, Register's Office for Davidson County, Tennessee.

7. Rights of others in and to the permanent joint ingress and egress easement shown on record plat.

8. Terms and conditions of the Horizontal Property Act of Tennessee.

Grantors further covenant and bind themselves, their heirs, successors and assigns, to warrant and forever defend the title to said real estate to said Grantees, their heirs, successors and assigns, against the lawful claims of all persons.

Grantees, by acceptance of this deed, hereby join in and accept, and agree to be bound by the foregoing instruments creating Chardonnay Condominiums and the Chardonnay Condominium Association, Inc. Grantees further agree hereby to pay all assessments, whether special or general, which are levied by The Chardonnay Condominium Association, Inc. in connection with the Chardonnay Condominiums. Grantees specifically consent to the terms and conditions of Paragraph 10 of the Master Deed providing for the retention of a lien in favor of the Association to secure

the payment of all such assessments and a power of sale to enforce the assessment lien. Grantees further assume all obligations contained in a Note in the original amount of $68,400 dated October 7, 1986 made by Greta L. Fowinkle and Eugene W. Fowinkle payable to Citicorp Homeowners, Inc.

Ruby Y. Fowinkle, spouse of Eugene W. Fowinkle and Peter Beare, spouse of Greta L. Fowinkle, join in this transaction for the purpose of conveying all rights, if any, whether marital or otherwise, they may have in said property.

IN WITNESS WHEREOF, the parties have executed this instrument as of February 20, 1988.

Greta L. Fowinkle by Eugene W. Fowinkle Attorney in Fact
GRETA L. FOWINKLE

Joseph LoCicero
JOSEPH LOCICERO

William P. Adams
WILLIAM P. ADAMS

Eugene W. Fowinkle
EUGENE W. FOWINKLE

Gloria J. LoCicero
GLORIA J. LOCICERO

Carol C. Adams
CAROL C. ADAMS

"GRANTORS"

"GRANTEES"

Ruby Y. Fowinkle
RUBY Y. FOWINKLE

Peter Beare by Eugene W. Fowinkle Attorney in Fact
PETER BEARE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Janice E. Lotterer, a Notary Public in and for the aforesaid County and State, Eugene W. Fowinkle, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office this 7th day of March, 1988.

Janice E. Lotterer
Notary Public

My Commission Expires:

May 13, 1989

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Janice E. Lotterer, a Notary Public in and for the aforesaid County and State, Ruby Y. Fowinkle with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office this 7th day of March, 1988.

Janice E. Lotterer
Notary Public

My Commission Expires:

May 13, 1989

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, ~~Eugene W. Fowinkle~~ Janice E. Lotterer, a Notary Public in and for the aforesaid County and State, Eugene W. Fowinkle, Attorney for Greta L. Fowinkle and Peter Beare with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office this 7th day of March, 1988.

Janice E. Lotterer
Notary Public

My Commission Expires:

May 13, 1989

STATE OF GEORGIA)
COUNTY OF Gwinnett)

Personally appeared before me, Joanna N. Deere, a Notary Public in and for the aforesaid County and State, William P. Adams and wife, Carol C. Adams with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office this 27th day of February, 1988.

Joanna N. Deere
Notary Public

My Commission Expires:

Notary Public, Gwinnett County, Georgia
My Commission Expires March 28, 1991

STATE OF GEORGIA)
COUNTY OF Gwinnett)

Personally appeared before me, Joanna N. Deere, a Notary Public in and for the aforesaid County and State, Joseph Locicero and wife, Gloria J. Locicero with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office this 27th day of February, 1988.

Joanna N. Deere
Notary Public

My Commission Expires:

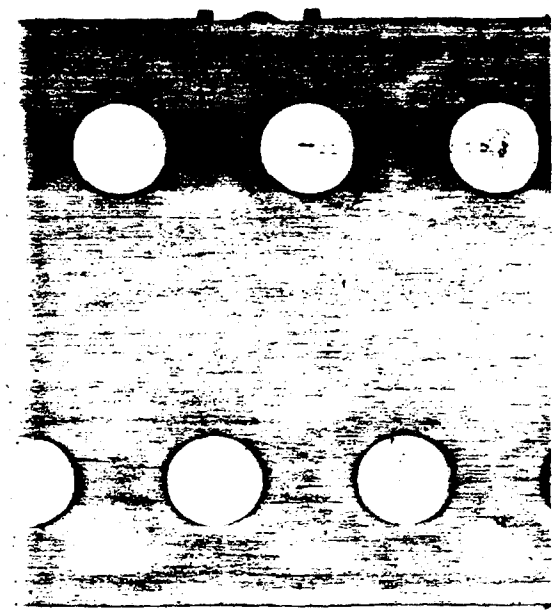
Notary Public, Gwinnett County, Georgia
My Commission Expires March 28, 1991

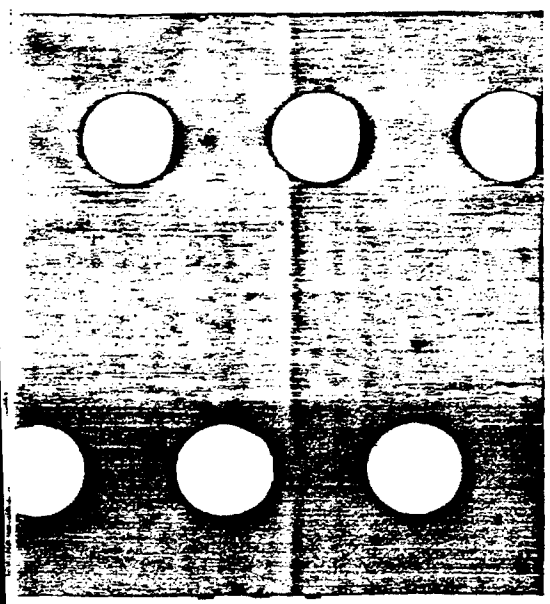
RUSH

MAR 10 11 15 AM '88
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

11693





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7488 PAGE 529

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 78000.00
CON TX 218.40
PRFEE 0.50
WDEED 12.00
TOTAL 230.90
CHECK 230.90

03/10/88 01 11:19 0001 4750

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11693

IDENTIFT REFERENCE

MAR 10 11 25 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 69406