FILED 67

FORM NO. WD-1

BOOK 7508 PAGE 589

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $73,000.00

Walter L Timmons Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF February 19 88

Notary Public

MY COMMISSION EXPIRES: 11-12-89

(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
TIMMONS COMPANY - 900 DIVISION STREET, NASHVILLE, TN 37203
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
William P. & Darlene Dutton (NAME)	Same (NAME)	085-15-0-A
4308 Warner Place (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	03DZ 85946
Nashville, TN 37205 (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, T&C Partnership, a Tennessee General Partnership

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William P. and Darlene Dutton

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:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 106, on the Plan of Spring Place Condominiums, as of record in Book 6250, page 830, and Book 7213, page 125, to which plan reference is hereby made for a more complete legal description. Said Stephen C. Wallace, Terrence L. Cobb, and Walter L. Timmons, Jr., having since quitclaimed said property to Spring Place Venture, a Joint Venture composed of T & C Partnership, a Tennessee General Partnership and SCW, Inc., a Tennessee Corporation of record in Book 6779, page 598, dated February 7, 1986, said Register's Office. Said Spring Place Venture, a Tennessee joint venture composed of T & C Partnership, a Tennessee general partmentship and S.C.W., Inc., having since quitclaimed said property unto T & C Partnership, a Tennessee general partnership composed of Walter L. Timmons, Jr. and Terrence L.Cobb by Quitclaim Deed in Book 7411, page 328, dated November 23, 1987, said Register's Office.

Being the same property conveyed to Stephen C. Wallace, Terrence L. Cobb, and Walter L. Timmons, Jr. by deed from William Patterson Dutton as of record in Book 6677, page 318, said Register's Office.

187.50

IDENTIFICATION REFERENCE

APR 5 11 20 AM '88

FELIX Z. WILSON REGISTER DAVIDSON COUNTY, TN

1362 04/05 0101 03CHECK 210-90

This is ( ) unimproved (X) improved property, known as 106 Spring Place Drive (House Number) (Street) Nashville, TN (P. O. Address) (City or Town) 37214 (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 seised 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 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 his hand this 10th day of February, 1988

T & C Partnership

By: Walter L Timmons Jr., Partner

*Except for 1988 real property taxes which have been assumed by Grantee, Master Deed, Restrictive Covenants, easements, and other matters of record.

STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19__.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

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 purposes 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 the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
T & C Partnership, a Tennessee General Partnership

TO
William P. and Darlene Dutton

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

STATE OF Tennessee
COUNTY OF Davidson

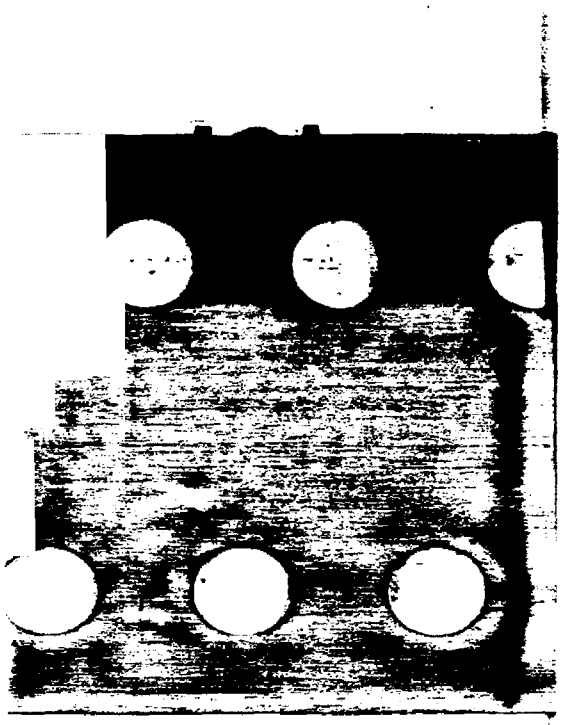
Personally appeared before me, Lori Moore, a Notary Public, Walter L. Timmons, Jr., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the partner of T & C Partnership, the maker or a constituent of the maker and is authorized by the maker or by its constituentl the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

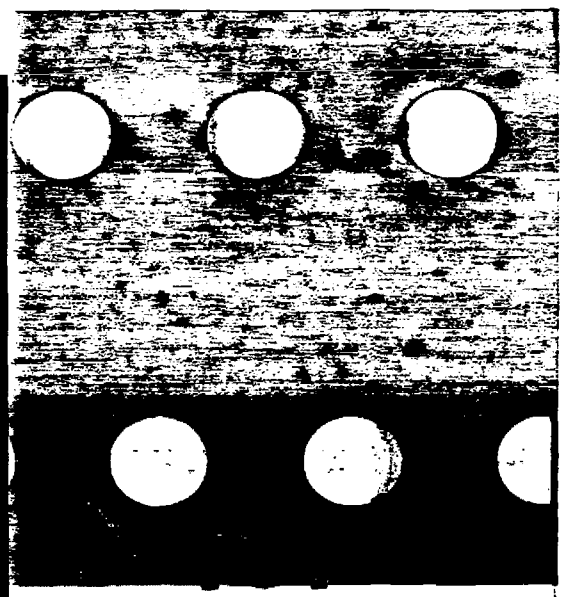
Witness my hand, at office, this 10th day of February, 1988.

Lori Moore
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My commission expires: 11-12-89





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7508 PAGE 591

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 73000-00
CON TX 204-40
PRFEE 0-50
MDEED 6-00
TOTAL 210-90
CHECK 210-90

04/05/88 01 10:24 0001 1362

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

18750

IDENTIFI REFERENCE

APR 5 11 20 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 77561