THIS INSTRUMENT PREPARED BY:
HEISKELL, DONELSON, BEARMAN,
ADAMS, WILLIAMS & KIRSCH
20th Floor, First American Center
Nashville, Tennessee 37238-0059

FROM: 3737 West End Developers, a Tennessee joint venture consisting of Mark McDonald, Steven G. Fridrich, and John T. Rochford, III ("GRANTOR")

TO: Lewis R. Donelson and wife, Janice Ost Donelson ("GRANTEE")

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.:
Lewis R. Donelson and wife, Janice Ost Donelson Unit No. 305 The Westbury Condominiums 3737 West End Avenue Nashville, Tennessee 37205	SAME	1950 04/06 0101 03 CHECK 513.50 104-5-3-305CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the total sum of One Hundred Eighty Thousand Dollars ($180,000.00); the receipt and sufficiency of all of which is hereby acknowledged; 3737 West End Developers have bargained and sold, and by these presents do transfer and convey unto Lewis R. Donelson and wife, Janice Ost Donelson, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

BEING Unit No. 305 of The Westbury Condominiums, a horizontal property regime established pursuant to the provisions of the Tennessee Horizontal Property Act (Tennessee Code Annotated Sections 66-27-101 through 66-27-123) and the provisions of the Master Deed for The Westbury Condominiums of record in Book 6819, page 210, Register's Office for Davidson County, Tennessee, including without limitation the by-laws appended thereto of record in Book 6819, page 239, said Register's Office, as amended by First Amendment to Master Deed of record in Book 6886, page 662, said Register's Office (collectively the "Master Deed"), to which Master Deed reference is here made for a more complete and accurate description of said unit; and amended by 2nd Amendment to Master Deed of record in Book 6958, page 220.

TOGETHER WITH the undivided percentage interest in the Common Elements (as defined in the Master Deed) appertaining to said unit and all other rights, powers, privileges and interests appertaining to said unit pursuant to the Master Deed;

TOGETHER with Allocated Parking Space Nos. 1 and 23 and Reserved Space Parcel No. S-10 which are hereby allocated to the aforesaid unit as an inseparable appurtenance thereto as provided in the Master Deed.

This is improved property known as Unit 305, the Westbury Condominiums, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Lewis R. Donelson and wife, Janice Ost Donelson, their heirs and assigns forever.

And I do covenant with the said Lewis R. Donelson and wife, Janice Ost Donelson, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as hereinabove set forth.

And I do further covenant and bind myself, my heirs, and representatives, to warrant and forever defend the title to the said land to the said Lewis R. Donelson and wife, Janice Ost Donelson, their heirs, and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 6th day of April, 1988.

3737 WEST END DEVELOPERS, a
Tennessee joint venture

By: _____
Mark McDonald, Joint Venturer

By: _____
Steve G. Fridrich,
Joint Venturer

By: _____
John T. Rochford, III,
Joint Venturer

Being all of the Joint Venturers

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public within and for the State and County aforesaid, the within named Mark McDonald, an authorized agent of the bargainor, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal at office in Nashville, Tennessee, this 6th day of April, 1988.

Ruth Anne Carothers
NOTARY PUBLIC

My Commission Expires: 3-11-91

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public within and for the State and County aforesaid, the within named Steve G. Fridrich, an authorized agent of the bargainor, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Nashville, Tennessee, this 6th day of April, 1988.

Ruth Anne Carruthers
NOTARY PUBLIC

My Commission Expires: 3-11-91

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public within and for the State and County aforesaid, the within named John T. Rochford, III, an authorized agent of the bargainor, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Nashville, Tennessee, this 6th day of April, 1988.

Ruth Anne Carruthers
NOTARY PUBLIC

My Commission Expires: 3-11-91

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $180,000.00.

Janice O. Davidson
Affiant

Subscribed and sworn to before me this 6th day of April, 1988.

Ruth Anne Carruthers
NOTARY PUBLIC

My Commission Expires: 3-11-91

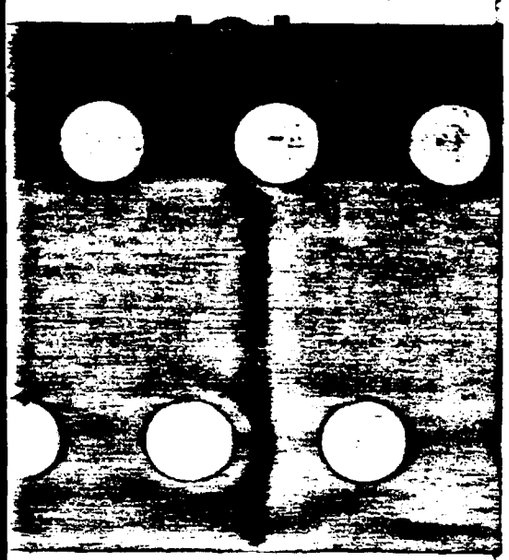
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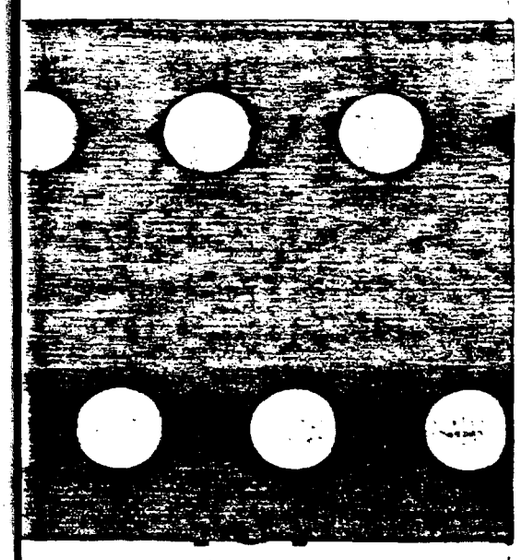
IDENTIFICATION REFERENCE

APR 6 3 11 PM '88

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

RUSH





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7510 PAGE 366

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 180000.00
CON TX 504.00
PRFEE 0.50
WDEED 9.00
TOTAL 513.50
CHECK 513.50

04/06/88 01 15:11 0001 1950

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

19284

IDENTIFIT REFERENCE

APR 6 3 11 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 78138