#6713 File Box 38

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee

BOOK 7526 PAGE 268

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
THOMAS ROCCO, JR. (NAME)	CITY FEDERAL SAVINGS BANK (NAME)	Map 104-2-M
217 Burns Avenue (STREET ADDRESS OR ROUTE NUMBER)	1141 East Jersey Street (STREET ADDRESS)	Parcel 217
Nashville, Tennessee 37203 (CITY) (STATE) (P. O. ZIP)	Elizabeth, New Jersey 08873 (CITY) (STATE) (ZIP)	F.B.#21W13426

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, CHARTER VENTURES, a Tennessee general partnership

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THOMAS ROCCO, JR., unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Unit B, together with the appurtenant interest in the common elements of Burns Station Condominiums, a horizontal property regime established by Master Deed, of record in Book 7292, page 607, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the aforementioned Master Deed and being located upon part of Lot No. 108 on the Plan of West End Park of record in Plat Book 421, page 82, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Charter Ventures, a Tennessee general partnership by deed from Iroquois Development Corporation, a Tennessee corporation of record in Book 7099, Page 974, corrected in Book 7231, page 366, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 1988 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 571, page 465; (3) Master Deed and By-Laws of record in Book 7292, page 607; and (4) Charter of record in Book 7304, page 756, said Register's Office.

24514

IDENTIFICATION REFERENCE

APR 26 10 59 AM '88

FELIX Z. WILSON REGISTER DAVIDSON COUNTY TN

8247 04/26 0101 03CHECK 244.50

This is improved (XX) unimproved ( ) property, known as 217 Burns Avenue, Nashville, Tennessee 37203

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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 successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 15th day of April, 1988

CHARTER VENTURES
By: William B. Young, Partner
WILLIAM B. YOUNG
Partner

STATE OF TENNESSEE
COUNTY OF _____

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

_____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand at office, this _____ day of _____, 19 _____.

My commission expires _____ Notary Public _____

STATE OF _____
COUNTY OF _____

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

_____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19_____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM B. YOUNG, 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 CHARTER VENTURES, a Tennessee general partnership, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 15th day of April, 1988.

My commission expires: 5/13/89

Catherine Atteberry
Notary Public

CATHERINE ATTEBERRY NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF April, 1988

MY COMMISSION EXPIRES: 5/13/89
(AFFIX SEAL)

Catherine Atteberry
Notary Public

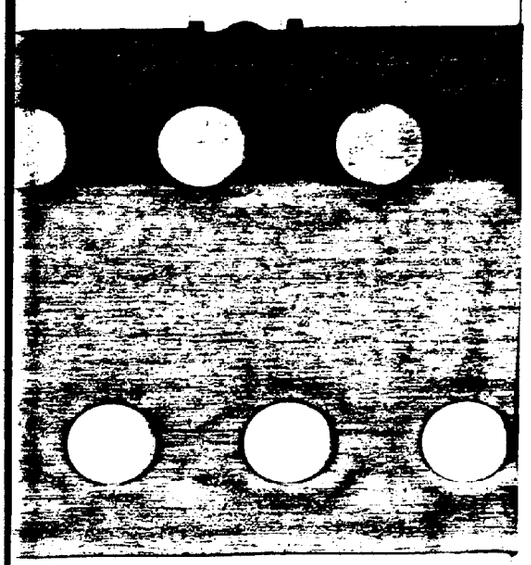
CATHERINE ATTEBERRY NOTARY PUBLIC

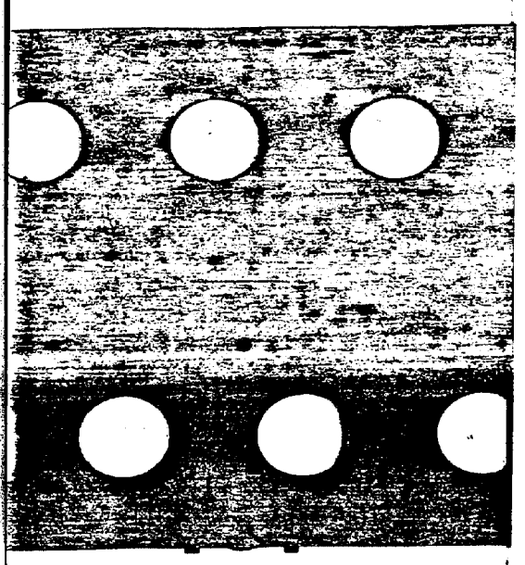
WARRANTY DEED

FROM CHARTER VENTURES

TO THOMAS ROCCO, JR., unmarried

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7526 PAGE 270

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 85000.00
				CON TX 238.00
				PRFEE 0.50
				WDEED 6.00
				TOTAL 244.50
				CHECK 244.50
04/26/88	01			11:00 0001 8247

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

24514.

IDENTIFI REFERENCE

APR 26 10 59 AM '88

FELIX Z. WILSON
DAVIDSON COUNTY TN

No. 84337