RGDWP99 05/03/88 dr

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

BOX 18

GENERAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To	Map-Parcel Number(s)
Peggy A. Smallen 2051 Lombardy Avenue The Kingsbridge Condominiums Nashville, Tennessee 37215	Dominion Develop- ment Corporation Suite 1150 2100 West End Ave Nashville, TN 37203	Map 117-7-J Parcel 4

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) 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 PEGGY A. SMALLEN, an unmarried person ("Grantee"), her heirs and assigns, a certain tract or parcel of real property in Davidson County, Tennessee, more particularly described as follows:

BEING Unit No. 2051 of The Kingsbridge 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; herein referred to as the "Act") and the provisions of the Master Deed for The Kingsbridge Condominiums of record in Book 7105, page 777, as amended in Book 7457, page 15, Register's Office for Davidson County, Tennessee, including without limitation the by-laws appended thereto of record in Book 7105, page 804, 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;

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 No. P-14, which is hereby allocated to the aforesaid unit as an inseparable appurtenance thereto as provided in the Master Deed.

Being part of the same property conveyed to Grantor by deed of record in Book 6645, page 789, said Register's Office.

This is improved property known as 2051 Lombardy Avenue, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said real property with the appurtenances, hereditaments, estate, title and interest thereto belonging to Grantees, their heirs and assigns, forever.

Said property is conveyed subject to the following matters:

1. Current real property taxes, which have been assumed by Grantee.

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

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

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

5. 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.

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 provisions and requirements of the Act and all covenants, conditions, restrictions, easements, options, burdens, liens, assessments, requirements and other provisions of the Master Deed.

Subject to the matters set forth above, Grantor covenants that Grantor is lawfully seized and possessed of said real property 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 real property to Grantee, his heirs 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 5 day of May, 1988, 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
David A. Young, President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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 5th day of May, 1988.

Rebecca A. Gibbon
Notary Public

My Commission Expires:
My Commission Expires July 9, 1989

REBECCA A. GI... NOTARY PUBLIC ...SON COUNTY

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $128,500.00.

Peggy A. Smallen
Affiant

Sworn to and subscribed before me this 5th day of May, 1988.

Rebecca A. Gibbon
Notary Public

My Commission Expires:
My Commission Expires July 9, 1989

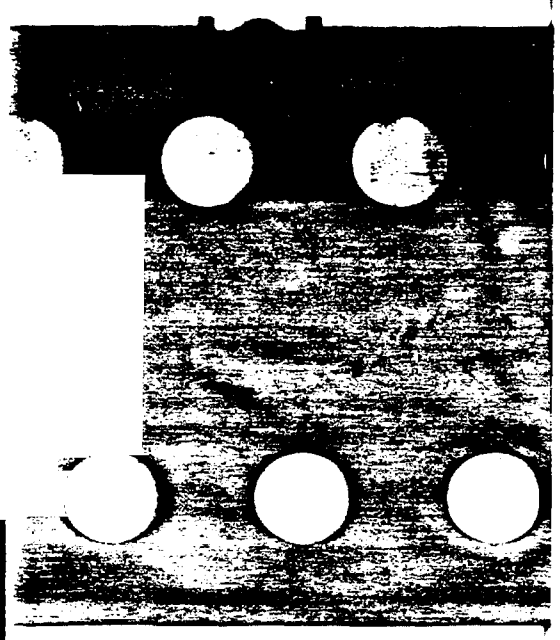
REBECCA A. GI... NOTARY PUBLIC ...SON CO. TN.

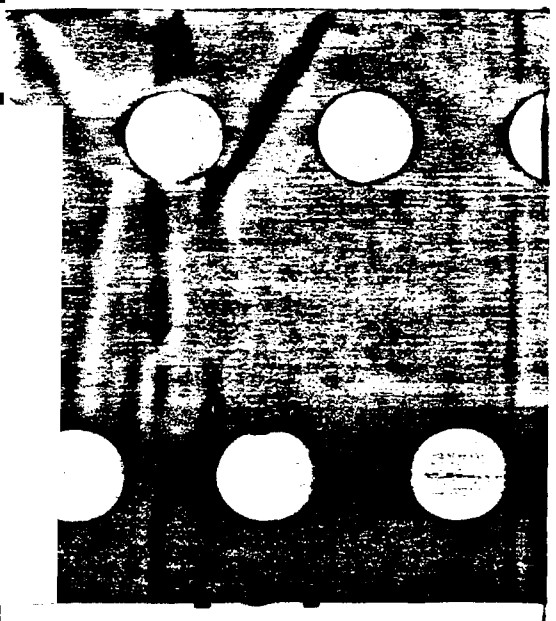
IDENTIFICATION REFERENCE

27911

MAY 5 3 57 PM '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 7536 PAGE 759

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

DAMT

122500-00

CON TX	359.80
PRFEE	0.50
WDEED	9.00
TOTAL	369.30
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK	369.30

05/05/88 01 15:59 0001 4033

2791 I.

IDENTIFICATION REFERENCE

MAY 5 3 57 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 88295