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SHARONWOOD CONDOMINIUMS
WARRANTY DEED

File HD

FROM: 2122 SHARONDALE PARTNERSHIP

TO: EDWARD LESLIE LANDERS, JR.
AND WIFE, CAROLYN CRAIG LANDERS

THIS INSTRUMENT PREPARED BY:
A. Harrison Johnson, Jr.
Baker Worthington Crossley Stansberry & Woolf
Thirtieth Floor, L & C Tower
Nashville, Tennessee 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edward Leslie Landers, Jr., et ux		117-3E 1
(NAME)	(NAME)	
Unit No. 1, Sharonwood		
2122 Sharondale Drive		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37215		
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $150,000.

Edward L. Landers, Jr.
Affiant

Subscribed and sworn to before me, this the 3rd day of May, 1988.

My commission expires: May 8, 1991
(Affix seal) Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

(FOR REGISTER'S USE)

FOR AND IN CONSIDERATION of the sum of TEN AND 00/100 ($10.00) DOLLARS and other good and valuable considerations, cash in hand paid by EDWARD LESLIE LANDERS, JR. AND WIFE, CAROLYN CRAIG LANDERS, [the "Grantees" herein], the receipt whereof is hereby acknowledged, the undersigned Grantor, 2122 SHARONDALE PARTNERSHIP, a Tennessee general partnership comprised of Timothy Gianikas and Edward L. Landers, Jr., [the "Grantor" herein], has bargained and sold, and by these presents does transfer and convey unto the said Grantees, EDWARD LESLIE LANDERS, JR. AND WIFE, CAROLYN CRAIG LANDERS, their heirs and assigns, a certain interest in land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit No. 1 as shown on the Plan of Sharonwood Condominiums of record in Book 6200, Page 561, Register's Office for Davidson County, Tennessee, and as shown on Plan of Sharonwood Condominiums, Exhibit C to Master Deed for The Sharonwood Homeowners' Association, together with an undivided interest in the common elements of The Sharonwood Homeowners' Association, all as described in the Master Deed for The Sharonwood Homeowners' Association of record in Book 7124, Page 177, as amended in Book 7274, Page 163, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Grantor by Deed of record in Book 7093, Page 405, said Register's Office.

The legal description and the state of title of the property have been furnished to the draftsman by the Grantor, by third parties or from the record. The draftsman assumes no liability as to the accuracy thereof.

As part of the consideration for this transfer, Grantees agree to be bound by the terms, covenants, and restrictions set forth in the Master Deed for The Sharonwood Homeowners' Association, of record in Book 7124, Page 177, and its attendant By-Laws, of record in Book 7124, Page 207, in said Register's Office, as amended in Book 7274, Page 163, said Register's Office.

Further, this conveyance is given subject to:

1. 1988 taxes, which have been prorated and adjusted as of the date hereof.

2. The terms and conditions of the above Master Deed and By-Laws, the above Plat, and any amendments thereto.

This is improved property, known as Unit No. 1, Sharonwood Condominiums, 2122 Sharondale Drive, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD the said Unit and undivided interest with the appurtenances, estate, title and interest thereto belonging to the said EDWARD LESLIE LANDERS, JR. AND WIFE, CAROLYN CRAIG LANDERS, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that it is lawfully seized and possessed of said Unit and undivided interest in fee simple; has a good right to convey it, and the same is unencumbered, except as herein set forth. 126.50

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said Unit and undivided interest to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS the Grantor's signature this 3rd day of May, 1988.

2122 SHARONDALE PARTNERSHIP,
A Tennessee General Partnership Comprised Of:

By: _____
Timothy Gianikas

By: _____
Edward L. Landers, Jr.

MAY 11 2 16 PM 88
FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

29583

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

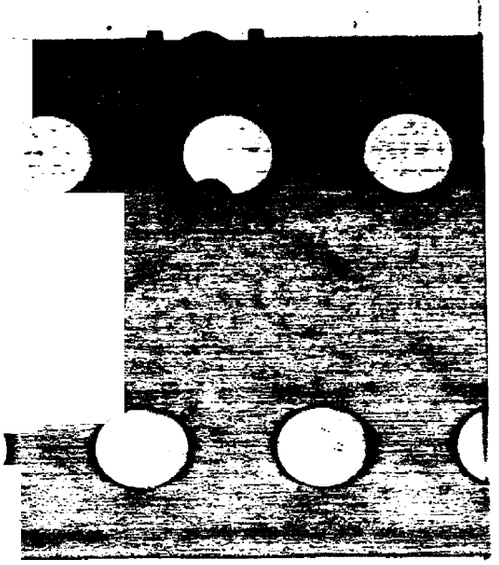
Personally appeared before me, Timothy Gianikas and Edward L. Landers, Jr., Partners of 2122 SHARONDALE PARTNERSHIP, (the "maker") with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are Partners of the maker or a constituent of the maker and are authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

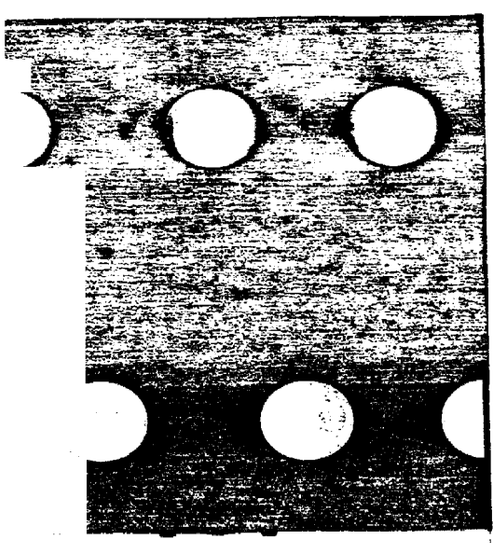
Witness my hand and seal, at office in Nashville, Tennessee, this 3rd day of May, 1988.

_____
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

MY COMMISSION EXPIRES: May 8 1991





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

29583

IDENTIFY REFERENCE

MAY 11 2 16 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

CAMT	150000.00
CON TX	420.00
PRFEE	0.50
MDEED	6.00
TOTAL	426.50
CHECK	426.50

05/11/88 01 14:16 0001 6003

No. 90233