BOOK 7560 PAGE 483

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $83,000.00

W. N. Dawson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 1 DAY OF June, 1988.

James D. Stubbs
Notary Public

MY COMMISSION EXPIRES: 1-11-92
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JAMES D. STUBBS, ATTORNEY, 4343 LEBANON RD, HERMITAGE, TN 37076
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Guy G. Lee, Jr., et ux (NAME)	Same (NAME)	64-12A - 902
902 Old Fountain Place (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Hermitage, Tennessee 37076 (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~~ I, W. N. Dawson

HEREINAFTER CALLED THE GRANTOR(S) HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Guy G. Lee, Jr. and wife, Clysta J. Lee

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. 902, of Fox Run Condominiums, Section 2, as of record in Book 5200, page 148, Register's Office for said County, to which reference is hereby made for a more complete and accurate description of said Unit.

BEING the same property conveyed to W. N. Dawson, and wife Mary Frances Dawson (now deceased), by deed from Harris A. Gilbert, Trustee, and Norman W. Ginsberg, Trustee, of record in Book 5685, page 294, said Register's Office.

Conveyance of such property is made expressly subject to the following: (1) The Plan of record in Book 5200, page 148, said Register's Office, shows an Owner's Certificate, and certain easements and setback lines; (2) The premises herein is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 64-2701 et seq. of the Tennessee Code Annotated, as amended, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, liens, assessments and other undertakings contained in the Master Deed as of record in Book 5535, page 713, Register's Office for Davidson County, Tennessee; (3) Taxes for the current year which have been prorated and the payment of which has been assumed by the grnatee.

This is unimproved ( ) improved (X) property, known as 902 Old Fountain Place, Hermitage, Tennessee 37076
(House Number) (Street) (P. O. Address) (City or Town) (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 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 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 my hand this 1st day of June, 1988

W. N. Dawson

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named W. N. Dawson

the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hermitage, Tennessee, this 1st day of June, 1988.

JAMES D. STUBBS NOTARY PUBLIC AT LARGE TN

Commission Expires 1-11-92

James D. Stubbs Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

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 _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

W. N. DAWSON

TO

GUY G. LEE, JR. AND WIFE,

CLYSTA J. LEE

Attorneys Title Company, Inc.
Titles Guaranteed
SUITE 175 — 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

35969

IDENTIFICATION REFERENCE

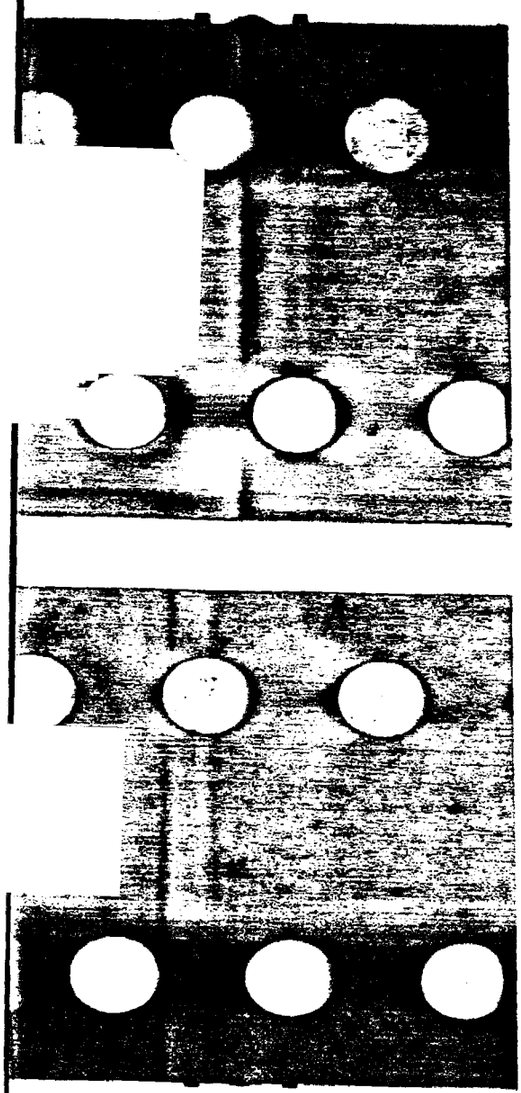
JUN 2 11 51 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RUSH

0732 06/02 0101 02CHECK

238.00



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

CAMT	83000.00
CON TX	232.40
PRFEE	0.50
WDEED	6.00
TOTAL	238.90
CHECK	238.90

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK. 0001 0732

35969

IDENTIFICATION REFERENCE

JUN 2 11 51 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 97636