FILE BOX 38 FILE #6886

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

BOOK 7572 PAGE 175

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
RICHARD G. COURTNEY	NEW OWNERS	MAP 130-4
(NAME)	(NAME)	
4137 Wallace Lane		PARCEL 62
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee		FB #7DA43755
(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, H & P PROPERTIES

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RICHARD G. COURTNEY and wife, VICTORIA M. COURTNEY

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 Hobbs/Wallace Condominiums, a horizontal property regime established by Master Deed, of record in Book 7546, page 951, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit "A" to the aforementioned Master Deed and being located upon part of Lots Nos. 43 and 44 on the Plan of Part 1, Wallace Subdivision, of record in Plat Book 1424, page 16, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to H & P Properties by deed from George G. Creagh and Susan E. Creagh of record in Book 7103, Page 298, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 1988 Taxes, which have been prorated and assumed by the Grantees; (2) Master Deed and By-Laws of record in Book 7546, page 951; (3) Easements of record in Book 3465, page 628; and (4) All matters appearing on the Plan of record in Plat Book 1424, page 16, said Register's Office.

39690

IDENTIFICATION REFERENCE

JUN 14 12 23 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

5089 06/14 0101 03CHECK 616.06

unimproved ( )
This is improved (XX) property, known as 4137 Wallace Lane, Nashville, Tennessee 37215

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 9th day of June, 1988.

H & P PROPERTIES
By: J. Thomas Patterson, Partner
J. Thomas Patterson, III, Partner

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7572 PAGE 176

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 TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, J. Thomas Patterson, III

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 H & P PROPERTIES 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 9th day of June, 1988.

My commission expires May 8, 1991 Notary Public J. Thomas Patterson

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 217,750.00

Richard G Courtney
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF June, 19 88.

MY COMMISSION EXPIRES: May 8, 1991 (AFFIX SEAL) J. Thomas Patterson
Notary Public

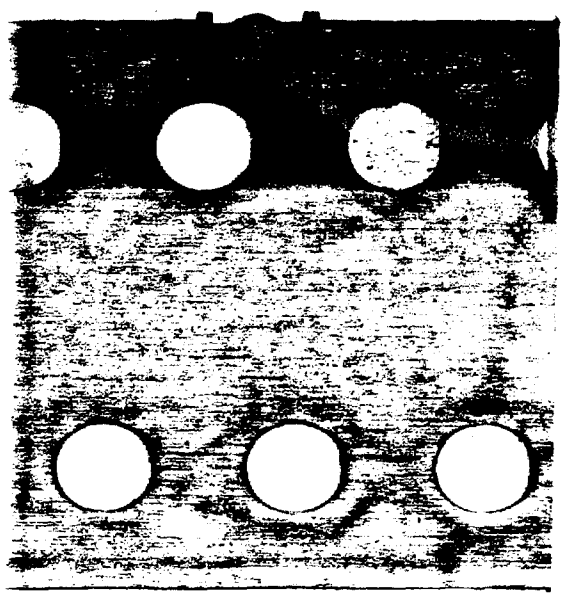
NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

FROM H & P PROPERTIES

TO RICHARD G. COURTNEY and wife, ~~VICTORIA M. COURTNEY~~

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

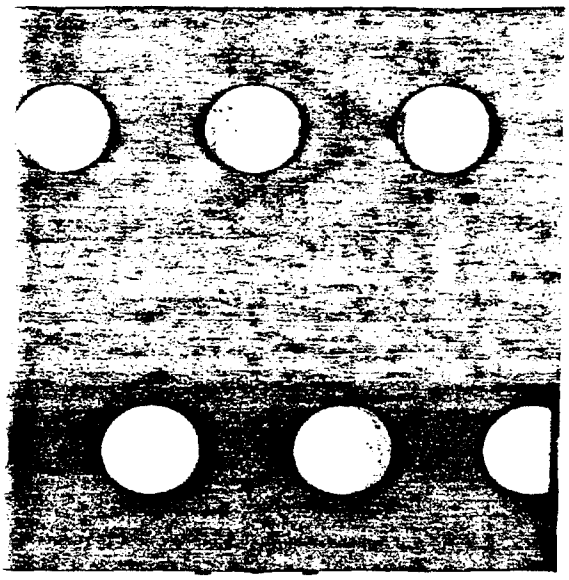
RECEIVED OF _____

FOR _____

BOOK 7572 PAGE 177

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 217750-00
CON TX 609-56
PRFEE 0-50
WDEED 6-00
TOTAL 616-06
CHECK 616-06

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/14/88 01 12:23 0001 5089

39690

IDENTIFICATION REFERENCE

JUN 14 12 24 PM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No.101929