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WARRANTY DEED

FROM: Mary L. Laine, Grantor
TO: Ralph Laine, Grantee

This instrument was prepared by:
William B. Drescher
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

Address New Owner as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
2823 Lumar Lane Nashville, TN 37214	Same	117-3-8 Parcel 42

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Zero Dollars ($0.00).

Mary L. Laine
Affiant

SUBSCRIBED AND SWORN TO before me, this the 21st day of June, 1988.

Notary Public

My Commission Expires: 9-11-90

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

FOR AND IN CONSIDERATION OF love and affection, and no monetary consideration, the receipt and sufficiency of which are hereby acknowledged, and pursuant to T.C.A. Section 66-1-110 for purposes of evidencing Grantor's intention to divest herself of all of her interest in the property hereinafter described and to vest in her husband, the Grantee herein, title to said property in fee simple, Mary L. Laine, Grantor, has bargained and sold, and by these presents does transfer and convey unto the said Ralph Laine, Grantee, his heirs, successors, and assigns, all of her interest as a tenant by the entirety in and to 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. C-11, Parcel No. 42, of the Villager Condominiums, as of record in Book 5200, page 154, said Register's

Office, to which reference is hereby made for a more complete and accurate description of said unit.

Being the same property conveyed to Ralph Laine and Mary L. Laine by deed from R. Craig Laine, an unmarried person, of record in Book 5920, page 193, Register's Office for said County.

This is improved property, known as Unit C-11, Villager Condominiums, 2601 Hillsboro Road, Nashville, Tennessee.

This conveyance is expressly made subject to the following:

1. 1988 taxes, a lien, but which are not yet due and payable.

2. The provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, 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, assessments, and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime of the Villager Condominiums, as of record in Book 5434, page 665, said Register's Office, and the By-Laws, of record in Book 5434, page 708, said Register's Office.

3. All other matters of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs, successors, and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor, as a tenant by the entirety, is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered and unrestricted except as to those matters set forth above to which this conveyance is expressly made subject.

And Grantor does further covenant and bind Grantor, her heirs, successors, and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs, successors, and assigns against the lawful claims of all persons

whomsoever except as to those matters set forth above to which this conveyance is expressly made subject.

Witness my hand this 21st day of June, 1988.

Mary L. Laine
MARY L. LAINE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, DEBRA E. EMERSON, a Notary Public of said County and State, MARY L. LAINE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 21st day of June, 1988.

Debra E. Emerson
Notary Public

My Commission Expires: 9-11-90

NOTARY PUBLIC DAVIDSON CO

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IDENTIFICATION REFERENCE

JUN 24 2 09 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

8748W/6-14-88