BOOK 7592 PAGE 661 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 74,000.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5 DAY OF July 19 88.

Notary Public

MY COMMISSION EXPIRES: 7-9-92

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Nella Schneider Hunt, Attorney, 222 Third Avenue, North, Nashville, TN
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES.	MAP-PARCEL NUMBERS
Betty W. Bailey (NAME)	Betty W. Bailey (NAME)	116-13C-93co
105 Leake Ave #93 (STREET ADDRESS OR ROUTE NUMBER)	105 Leake Ave #93 Belle Meade Tower (STREET ADDRESS)	
Nashville, TN 37205 (CITY) (STATE) (P.O. ZIP)	Nashville, Tenn. 37205 (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, ROBERT E. DUNN, III, JAMES E. ELMORE AND JAMES McEWEN DUNN, as TRUSTEES AND CO-EXECUTORS UNDER THE LAST WILL AND TESTAMENT OF HELEN T. DUNN HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BETTY W. BAILEY

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:

Land in Davidson County, Tennessee being Apartment No. 93 in Belle Meade Tower, a Horizontal Property Regime located at 105 Leake Avenue in Nashville, Davidson County, Tennessee, as shown on the plat of Belle Meade Tower, recorded in Book 4175, page 159, of the Register's Office for Davidson County, Tennessee, to which reference is hereby made. Parking space No. 93 in the garage attached to the building of Belle Meade Tower is a limited common element for the exclusive use of the co-owner of said apartment.

Being the same property conveyed to Helen T. Dunn, unmarried, by deed from Nell Frosh Haggard and husband, John H. Haggard, of record in Book 5562, page 4, said Register's Office. The said Helen T. Dunn having since died, and property devised to Robert E. Dunn, III, James E. Elmore and James McEwen Dunn, as Trustees and Co-Executors with power of sale, of record in Will Book 160, page 352, Probate Court Clerk's Office for Davidson County, Tennessee.

((SEE ATTACHED MARKED EXHIBIT "A")

4341 07/07 0101 03CHECK 253.70

46954

IDENTIFICATION REFERENCE

Jul 7 9 16 AM '88

RUSH

This is unimproved ( ) improved (X) property, known as #93 (House Number) 105 Leake Avenue (Street) Nashville, TN 37205 (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 our hand this 5 day of July, 19 88

Robert E. Dunn, III
ROBERT E. DUNN, III, TRUSTEE

James E. Elmore
JAMES E. ELMORE, TRUSTEE

James E. Elmore
JAMES McEWEN DUNN, TRUSTEE

Robert E. Dunn, III
ROBERT E. DUNN, III, CO-EXECUTOR

James E. Elmore
JAMES E. ELMORE, CO-EXECUTOR

James E. Elmore
JAMES McEWEN DUNN, CO-EXECUTOR

STATE OF TENNESSEE
Davidson County

BOOK 7592 PAGE 662

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named XXXXXXXXXXXXXXXXX, James E ElMore and James McEwen Dunn, Trustees and Co-Executors

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

Witness my hand and official seal at Nashville, Tennessee, this ____ day of July, 1988.

Commission Expires July 9, 1989 — Notary Public

~~STATE OF TENNESSEE~~ ~~Davidson County~~ STATE OF ALABAMA COUNTY OF TUSCALOOSA

Before me, JOHN D. QUARLES, JR. a Notary Public in and for the State and County aforesaid, personally appeared ROBERT E. DUNN, III

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 TRUSTEE AND CO-EXECUTOR of the ESTATE OF HELEN T. DUNN

~~a corporation, and that he as such~~XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX ~~executed the~~
XXXXXXXXXXXXXXXXXXXXXX ~~foregoing instrument for the purpose therein contained, by signing the name of the~~ XXX
~~corporation by himself as~~XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX

Witness my hand and official seal at TUSCALOOSA, ALABAMA, this 30 day of JUNE, 19 88.

Commission Expires My Commission Expires 11-26-89 — Notary Public

WARRANTY DEED

FROM

TO

ATTORNEYS TITLE™
A Minnesota Title Company

SUITE 175 – 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

EXHIBIT "A"

1. The Plan of record in Book 4175, page 159, said Register's Office, shows an Owners Certificate, & certain notes.

2. Easement for sanitary sewers and/or storm drainage of record in Book 4925, page 594, Register's Office for Davidson County, Tennessee.

3. The premises herein insured is a condominium apartment established pursuant to 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, 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 easement now or hereafter established over, through or upon the land embracing the regime and buildings 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 Belle Meade Towers, of record in Book 4469, page 530, as amended in Deed of Correction relating to the Master Deed of record in Book 4494, page 489, and further amended in Book 4631, page 407, and Book 4631, page 410, and Book 4851, page 950, and Book 5046, page 828, said Register's Office; including in said Master Deed are easements reserved in said land for the benefit of owners of apartments in a horizontal property regime which may be established on adjoining property and reserving the rights to dedicate the common area in this land to be common elements of both horizontal property regimes; the developer also have reserved the right to relocate, expand, modify or extend existing driveways, parking areas and yards and to construct, expand, enlarge or relocate sewers, utility lines or service connections in order to serve the horizontal property regime that may be established on the adjoining property; said Master Deed also imposes restrictions and limitations on any co-owner, mortgagee or trustee under a trust deed insofar as the sale or leasing of the premises, see record for complete detail.

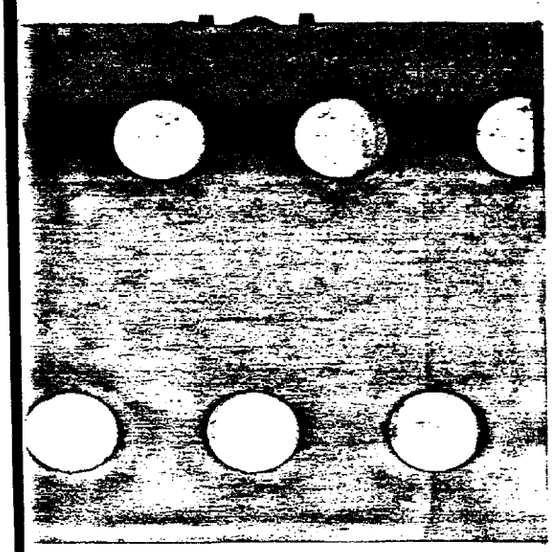
4. Easement granted by H.B. Alexander and wife to American Telephone and Telegraph Company for telephone line and for trimming trees, of record in Book 1207, page 547, Register's Office for Davidson County, Tennessee.

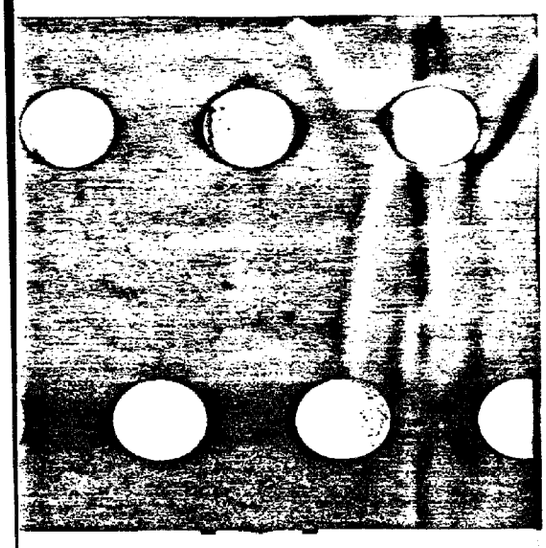
5. A building clearance easement of two feet in width was granted A.J. Reich, et ux, their heirs and assigns, by instrument of record in Book 3183, page 201, Register's Office for Davidson County, Tennessee.

6. Easements for sanitary sewer and storm drainage improvements were granted Metropolitan Government of Nashville and Davidson County, Tennessee by instrument of record in Book 3839, page 983, Register's Office for Davidson County, Tennessee.

7. Permanent and temporary easements for the construction of bridge and channel changes were granted Metropolitan Government of Nashville and Davidson County, Tennessee, as more particularly set forth in an instrument of record in Book 4355, page 696, Register's Office for Davidson County, Tennessee.

8. Rights of others in & to the Common Elements





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7592 PAGE 664

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 74000.00
				CON TX 244.20
				PRFEE 0.50
				WDEED 9.00
				TOTAL 253.70
				CHECK 253.70

07/07/88 01 09:17 0001 4341

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

46954

IDENTIFICATION REFERENCE

JUL 7 9 16 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 110202