VIII-B/SA 7 JRR/aw

This instrument prepared by: JOHN R. REYNOLDS (#2522)
Attorney at Law
216 Third Avenue, North
P. O. Box 2512
Nashville TN 37219-0512

6996 07/14 0101 03CHECK 1139.09

WARRANTY DEED

Address New Owner(s) as follows: GEORGE R. McDANIEL, SR. and WILLIAM G. COKE, JR., Suite 300, 1309 Briarville Road, Madison TN 37115

Name and Address of the person or entity responsible for payment of real property taxes: _____

Map and Parcel No. Part of Field Book No. 11D-17455, Map No. 51-10 Par. 26.

For and in consideration of the sum of THREE HUNDRED FORTY TWO THOUSAND TWO HUNDRED SIXTY FIVE ($342,265.00) DOLLARS, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, C & T DEVELOPMENT CO., INC., a Tennessee corporation, hereinafter referred to as the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto GEORGE R. McDANIEL, SR. and WILLIAM G. COKE, JR., hereinafter referred to as Grantees, their heirs and assigns, a certain tract or parcel of land situated in Davidson County, Tennessee, described as follows:

> Being Units Nos. 1 and 6, known as Suite 300, 1309 Briarville Road, Madison, Davidson County, Tennessee, 37115, a part of Oakland Trace Commercial Offices, created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated, and established by a Master Deed of record in Book 7392, page 68, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the Plat of Oakland Trace Commercial Offices attached as Exhibit A to said Master Deed, for a more complete and accurate description of said Unit.
>
> Being a part of the same property conveyed to C & T Development Co., Inc., a Tennessee corporation, by Harold D. Woosley and wife, Nancy C. Woosley, of record in Book 7110, page 571, Register's Office for Davidson County, Tennessee, and being combined into one parcel known as Lot No. 1, as recorded in Oakland Trace Commercial Subdivision of record in Book 6900, page 219, said Register's Office.
>
> This conveyance is subject to the provisions of the Tennessee "Horizontal Property Act", as the same is set out in Tennessee Code Annotated, Section 66-27-01, et seq., as amended, and the provisions and requirements thereof, all conditions, covenants, restrictions, options, burdens, liens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Oakland Trace Commercial

Offices, as shown of record in Book 7392, page 68, Register's Office for Davidson County, Tennessee, and the By-Laws for the administration thereof attached as Exhibit B to said Master Deed and shown of record in Book 7392, page 76, said Register's Office.

This is improved property, known as Suite 300, Units Nos. 1 and 6, 1309 Briarville Road, Madison, Davidson County, Tennessee 37115.

Grantees, by acceptance of this Warranty Deed, accept and agree to be bound by the instruments creating and establishing a Horizontal Property Regime of Oakland Trace Commercial Offices, and further agree hereby to pay all assessments, either special or general, which are levied by the Association of Owners of Oakland Trace Commercial Offices in connection with Oakland Trace Commercial Offices, and specifically consent to the terms and conditions providing for retention of a lien in favor of the Association to secure the payment of all such assessements and a power of sale to enforce the assessment lien.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GEORGE R. MCDANIEL, SR. and WILLIAM G. COKE, JR., Grantees, their heirs and assigns, forever; and Grantor does covenant with the said Grantees that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor does further covenant and bind itself/its, successors, representatives and assigns, to warrant and forever defend the title to said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

The parties represent and warrant that the above described property does not constitute homestead, their homestead being located elsewhere.

IN WITNESS WHEREOF, the Grantor has duly executed this Warranty Deed on the 13th day of July 1988.

C & T DEVELOPMENT CO., INC.,
a Tennessee corporation

By: _____
C. W. TIDWELL, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared C. W. TIDWELL, 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 President of C & T DEVELOPMENT CO., INC, a corporation, and that he as such President of the maker or a constituent of the maker, 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 and official seal at office in Nashville, Tennessee, on this the 13th day of July 1988.

_____ Notary Public

My commission expires 20 May 1992

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer, is $342,265.00.

_____ Affiant

Subscribed and sworn to before me this 13th day of July 1988.

_____ Notary Public

My commission expires: 20 May 1992

NOTE TO REGISTER:

Upon recording, please return the recorded instrument to:

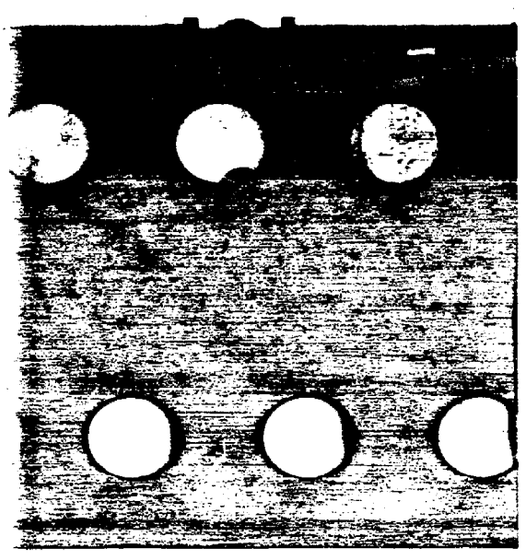
JOHN R. REYNOLDS, Attorney
216 Third Avenue, North
P. O. Box 2512
Nashville TN 37219-0512

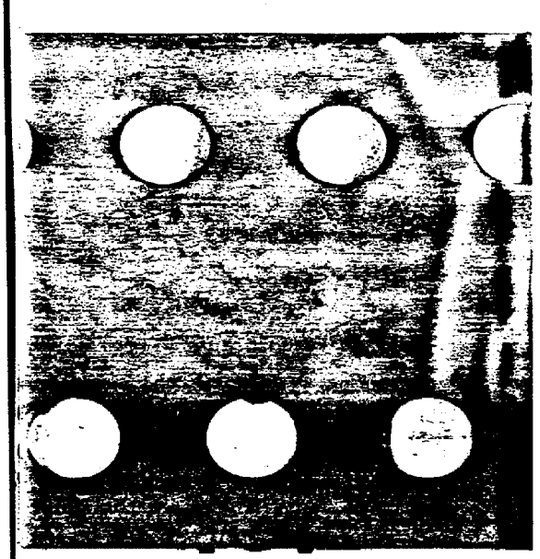
RUSH

JUL 14 2 59 PM '88
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

49272





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7599 PAGE 468

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 342265.00
CON TX 1129.59
PRFEE 0.50
~~UPFEE 9.00~~
~~TOTAL 1139.09~~
CHECK 1139.09

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/14/88 01 15:02 0001 6996

49272

IDENTIFICATION REFERENCE

JUL 14 2 59 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 112824