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Box 6
CAW

90124

WARRANTY DEED

FROM: Michael Cooper and Wife, Lauren Cooper, Morton M. Cooper and Wife, Hannah Cooper

TO: James C. Howard, an unmarried person

Dec 1 3 47 PM '88

Address New Owner(s) as follows:

James C. Howard
West Meade Condominium
Unit A-4
6680 Charlotte Pike
Nashville, Tennessee 37209

Send Tax Bills To:

Freeman Webb
Developers, Inc.
2205 State Street
Nashville, TN 37203

Map-Parcel No.

Map 102-7-A
Parcel 13

This instrument prepared by: DEARBORN & EWING, Attorneys, Suite 1200, One Commerce Place, Nashville, Tennessee 37239

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $32,800.00.

James C. Howard
Affiant

Subscribed and sworn to before me, this the 28 day of November, 1988.

Carol A. Wilson
Notary Public

My Commission Expires: 3-8-89

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) the receipt of which is hereby acknowledged, Michael Cooper and wife, Lauren Cooper, Morton M. Cooper and wife, Hannah Cooper,

hereinafter called "Grantor", have this day bargained and sold, and do hereby transfer and convey unto James C. Howard, an unmarried person, hereinafter called "Grantee", his heirs, personal representatives, successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Apartment Unit No. A-4, of West Meade Condominium created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 5923, page 704, and amended in Book 6277, page 653, Book 7333, page 415 and Book 7333, page 418, 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 Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of West Meade Condominium of record in Book 5200, page 430, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Michael Cooper and wife, Lauren Cooper, Michael Tubbs and wife, Annemarie Tubbs, by deed of record in Book 5951, page 979, Register's Office for Davidson County, Tennessee; and being the same property conveyed to Morton M. Cooper and wife, Hannah Cooper by Quitclaim Deed from Michael Tubbs and wife, Annemarie Tubbs, as to their one-half undivided interest of record in Book 6069, page 461, Register's Office for said county.

It is understood and agreed that Grantee will assume the indebtedness secured by a Deed of Trust of record in Book 5951, page 983, as amended in Book 7175, page 456, Register's Office for Davidson County, Tennessee.

This is improved property known as Unit A-4, West Meade Condominium, 6680 Charlotte Pike, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, his heirs, personal representatives, successors and assigns, forever. Grantor covenants that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except:

1. Real property taxes for the year 1988, a lien but not yet due and payable.

2. Terms, conditions, easements, rights and liens as set forth in the Master Deed and By-Laws of West Meade Condominium, of record in Book 5923, page 704, as amended in Book 6277, page 653, and Book 7333, pages 415 and 418, said Register's Office.

3. All terms and provisions of the Charter of West Meade Condominium Association, Inc., of record in the Office of the Secretary of State of Tennessee and in the Register's Office for Davidson County, Tennessee, and the By-Laws and Rules and Regulations of said corporation.

4. Deed of Trust from Reese L. Smith, Jr. and wife, Marcella V. Smith, Walter Reed Capps and wife, Katherine Ann Capps, and Karl E. Haury and wife, Mildred M. Haury to G. F. Turner, Trustee, dated June 13, 1967, of record in Book 4141, page 743, as corrected in Book 4265, page 587, said Register's Office.

5. Financing Statement filed September 16, 1968, showing Reese L. Smith, Jr., Walter Reed Capps and Karl E. Haury d/b/a West Meade Manor Apts., as Debtor and New York Life Insurance Co., as Secured Party, No. A79452, of record in Book 4268, page 799.

6. Deed of Trust from John H. Noel, III, Trustee with full power to sell, mortgage, encumber and convey without joinder of any beneficiary to Jno. B. Cobb, Jr., Trustee of record in Book 5471, page 708, said Register's Office.

7. Easements, restrictions and encroachments as shown on the plat of West Meade Condominium of record in Book 5200, page 430, said Register's Office.

8. Sanitary sewers and/or storm drainage easement conveyed to Metropolitan Government of Nashville, Davidson County, Tennessee of record in Book 4520, page 836, said Register's Office.

9. Encroachment easement conveyed by deed from James A. Lewis and Hilda M. Lewis to West Meade Condominium Association, Inc., dated April 30, 1985, of record in Book 6561, page 90, said Register's Office.

10. Deed of Trust, as amended, being assumed by Grantee described above.

11. Such liens and other matters, if any, against which Grantee's title insurer commits to insure Grantee from loss as provided in the title insurance policy provided Grantee by Grantor.

Grantor further covenant and bind themselves, their heirs, personal representatives, successors and assigns, to warrant and forever defend the title to said real estate to said Grantee, his heirs, personal representatives, successors and assigns, against the lawful claims of all persons.

Grantee, as part of the consideration for this conveyance, further agrees to pay all real property taxes assessed against

the real property herein conveyed to Grantee on or before January 1 of each year following the year for which such taxes are assessed. Grantee agrees that if such taxes are not paid by said date, then Freeman Webb Developers, Inc. shall have the right to collect from Grantee the amount of such taxes paid plus interest from the date of such payment at the highest rate permitted to be charged under the laws in effect from time to time, together with all costs of collection, including reasonable attorneys' fees. This covenant of Grantee shall be binding upon his heirs, personal representatives, successors and assigns, and shall be deemed to be a covenant running with the real property herein conveyed until January 1, 1994, at which time the covenant of Grantee contained in this paragraph shall automatically expire.

Grantee, by acceptance of this deed, hereby joins in and accepts, and agrees to be bound by the foregoing instruments creating West Meade Condominium and West Meade Condominium Association, Inc. Grantee further agrees hereby to pay all assessments whether special or general which are levied by West Meade Condominium Association, Inc. in connection with West Meade Condominium. Grantee specifically consents to the terms and conditions of Paragraph 7 of the Master Deed providing for the retention of a lien in favor of the Association to secure the payment of all such assessments and a power of sale to enforce the assessment lien.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 28 day of November, 1988, as of November 30, 1988.

Michael Cooper

Lauren Cooper

Morton M. Cooper

Hannah Cooper

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael Cooper, the within named bargainor with whom I am personally acquainted, (or proved on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, in Nashville, Tennessee this the 28th day of November, 1988.

Carol A. Wilson
NOTARY PUBLIC

My Commission Expires: 3-8-89

CAROL A. WILSON NOTARY PUBLIC AT LARGE STATE OF

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lauren Cooper, the within named bargainor, with whom I am personally acquainted, (or proved on the basis of satisfactory evidence) and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, in Nashville, Tennessee, this the 23rd day of November, 1988.

Carol A. Wilson
NOTARY PUBLIC

My Commission Expires: 3-8-89

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Morton M. Cooper, the within named bargainor with whom I am personally acquainted, (or proved on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, in Nashville, Tennessee, this the 23rd day of November, 1988.

Carol A. Wilson
NOTARY PUBLIC

My Commission Expires: 3-8-89

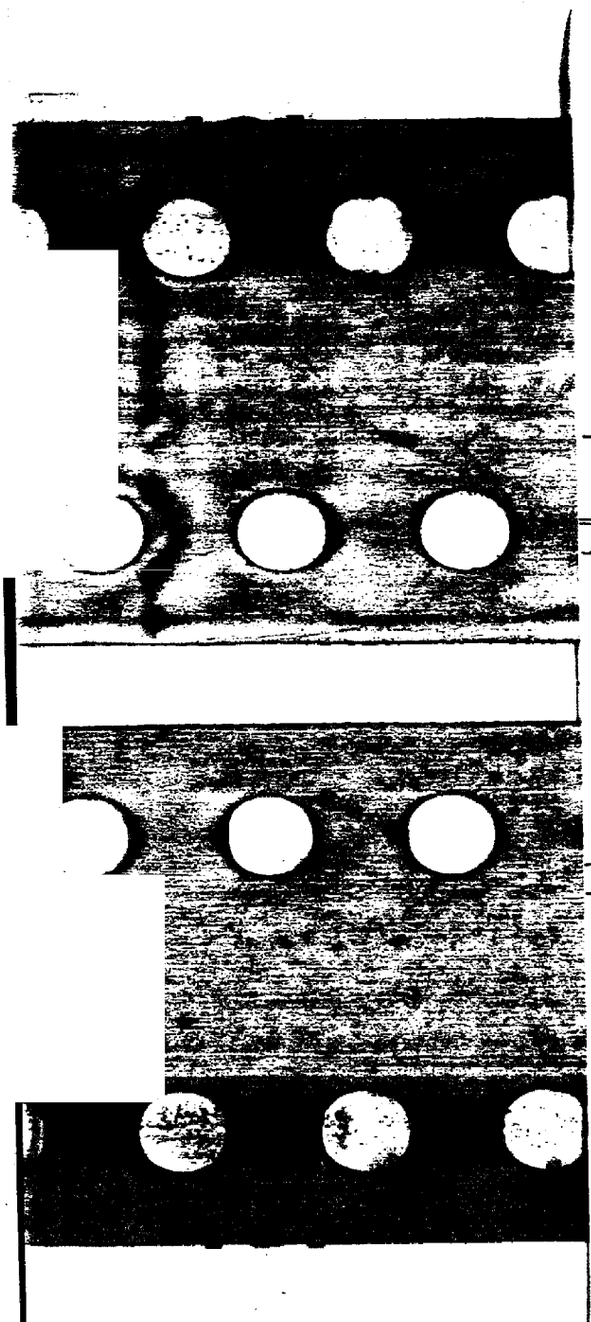
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Hannah Cooper, the within named bargainor with whom I am personally acquainted, (or proved on the basis of satisfactory evidence) and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, in Nashville, Tennessee, this the 23rd day of November, 1988.

Carol A. Wilson
NOTARY PUBLIC

My Commission Expires: 3-8-89



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 TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 32800.00
CON TX 108.24
PRFEE 0.50
WDEED 12.00
TOTAL 120.74
CHECK 120.74

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/01/88 01 15:47 0001 3399

9.01.24

IDENTIFI REFERENCE

Dec 1 3 47 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 159630