BOOK 7717 PAGE 592 Box 6 CAW

WARRANTY DEED

90127

FROM: Don C. Birdwell, Jr. and wife, Susan Rudolph Birdwell

TO: Freeman Webb Properties, a Joint Venture

3405 12/01 0101 08CHECK 11:47
IDENTIFICATION REFERENCE

DEC 13 4:48 PM '88
FEE 2 WILSON REGISTER
DAVIDSON COUNTY TN

Address New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel No.
Freeman Webb Properties a Joint Venture 2205 State Street Nashville, TN 37203	Freeman Webb Developers, Inc. 2205 State Street Nashville, TN 37203	Map 102 Parcel 72

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 $30,482.60.

Cynthia R. Mackintosh
Affiant

Subscribed and sworn to before me, this the 1st day of December, 1988.

David A. Webster
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, Don C. Birdwell, Jr. and wife, Susan Rudolph Birdwell, hereinafter called "Grantor", have this day bargained and sold, and do hereby transfer and convey unto Freeman Webb Properties, a Joint Venture composed of Freeman Webb Developers, Inc. and Freeman Webb Co., Realtors, hereinafter called "Grantee", (whether one or more persons or entities) its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Apartment Unit No. C-13, 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 by deed from Freeman Webb Developers, Inc. to Don C. Birdwell, Jr. of record in Book 6046, page 321, Register's Office for Davidson County.

It is understood and agreed that Grantee will assume the indebtedness secured by a Deed of Trust of record in Book 6046, page 325, Register's Office for Davidson County, Tennessee.

This is improved property known as Unit C-13, 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, its 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.

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. The Deed of Trust described above assumed by Grantee.

11. Terms and conditions of unrecorded lease to existing tenant, if any.

12. 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 warranty and forever defend the title to said real estate to said Grantee, its 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 its 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 18 day of November, 1988, as of October 31, 1988.

Don C. Birdwell, Jr.

Susan Rudolph Birdwell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

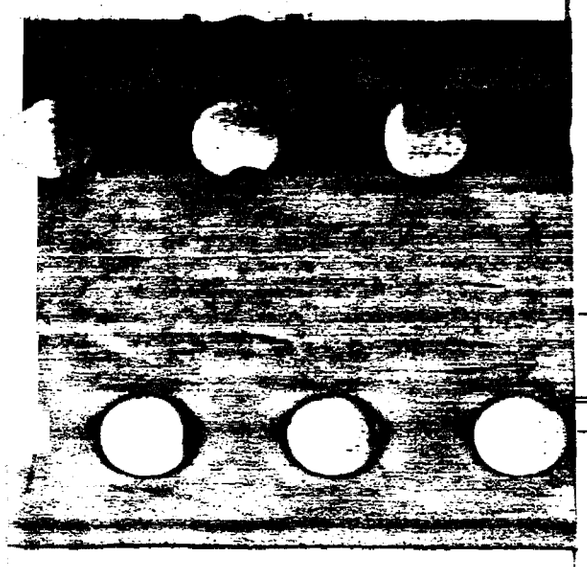
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Don C. Birdwell, Jr. and wife, Susan Rudolph Birdwell, the within named bargainors, with whom I am personally acquainted, (or proved on the basis of satisfactory evidence) and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

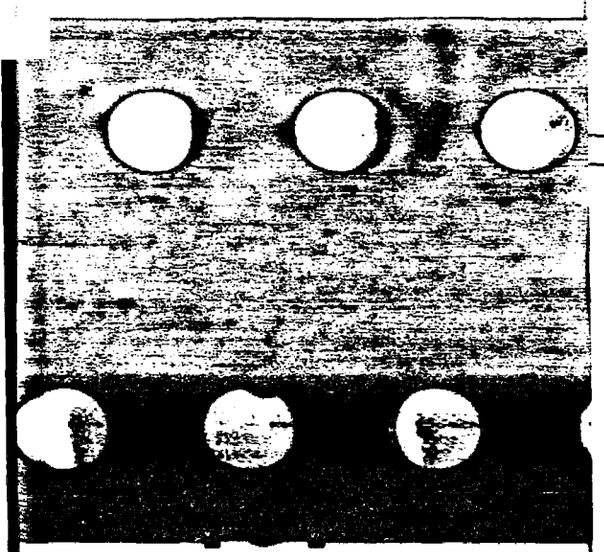
Witness my hand and seal, in Nashville, Tennessee this the 18 day of November, 1988.

NOTARY PUBLIC

My Commission Expires: 3-8-89

CAROL A. WILSON NOTARY PUBLIC AT





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

RECEIVED OF _____

FOR _____

BOOK 7717 PAGE 595

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 30482.60
CON TX 100.65
PRFEE 0.50
WDEED 9.00
TOTAL 110.15
CHECK 110.15

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/01/88 01 15:48 0001 3402

90127

IDENTIFICATION REFERENCE

Dec 1 3 48 PM '88

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 159633