6442

BOOK 7723 PAGE 530

THIS INSTRUMENT PREPARED BY:
George R. Fusner, Jr.
White & Reasor
3305 West End Avenue
Nashville, TN 37203

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP/PARCEL NOS.
Richard L. Blaine and wife, Margaret Mary Blaine 216 Fairmont Court Nashville, TN 37203	Fairmont Associates II c/o Roy S. Jones Construction Co., Inc. 430 Atlas Drive Nashville, TN 37211	Map 104-6-M Parcel 16 Field Book 21W13334

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, FAIRMONT ASSOCIATES II, a Tennessee joint venture, by Roy S. Jones Construction Co., Inc., as sole remaining venturer, ("Grantor") has bargained and sold, and by these presents does transfer and convey to RICHARD L. BLAINE and wife, MARGARET MARY BLAINE, ("Grantees") Grantees' heirs, successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described in Exhibit A which is attached hereto and incorporated herein by reference, (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to those matters set forth on Exhibit B which is attached hereto and incorporated herein by reference.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $105,000.00.

Affiant

SWORN TO and subscribed before me this [illegible] day of December, 1988.

Notary Public

My commission expires: 1-10-89

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

This is improved real property known as 216 Fairmont Court, Nashville, Tennessee 37203.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title, and interest thereto belonging to the said Grantees, Grantees' heirs, successors and assigns, forever.

Grantor does covenant with Grantees that Grantor is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to the Property to the Grantees, Grantees' heirs, successors and assigns, against the lawful claims of all persons claiming by, through, or under Grantor.

IN WITNESS WHEREOF, Grantor has executed this Deed this 8th day of December, 1988.

"Grantor"

FAIRMONT ASSOCIATES II, a Tennessee joint venture

BY: Roy S. Jones Construction Co., Inc., sole venturer

BY: Roy S. Jones, President
Roy S. Jones
President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, George R. Fusner Jr., a Notary Public of the State and County aforesaid, Roy S. Jones, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of Roy S. Jones Construction Co., Inc., sole venturer of Fairmont Associates II and is authorized by Fairmont Associates II to execute this instrument on behalf of Fairmont Associates II.

Witness my hand, at office, this 8th day of December, 1988.

Notary Public

My commission expires: 1-10-89

EXHIBIT A

Property Description

LAND in Davidson County, Tennessee, being Unit B-10, together with the appurtenant interest in the common elements of Fairmont Court Condominium Association, a horizontal property regime, established by Master Deed of record in Book 6686, page 708, amended in Book 6712, page 125; Book 6774, page 221; Book 6823, page 962 and Book 6893, page 62, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the aforementioned Master Deed as amended, and also being depicted on the Plan of Fairmont Court Condominiums of record in Book 6250, page 825, amended in Plat Book 6900, page 98, Register's Office for Davidson County, Tennessee

BEING part of the same property conveyed to Fairmont Associates II Joint Venture by Deed from J. Donald Henson, Sr. and wife, Marlyn Henson, of record in Book 6356, page 627; and by Deed from Marshall I. Karr, Trustee, with full power, of record in Book 6402, page 471, both of the Register's Office for Davidson County, Tennessee.

EXHIBIT B

Permitted Exceptions

1. Restrictive Covenants contained in an instrument of record in Book 182, page 36, Register's Office for Davidson County, Tennessee.

2. All matters appearing on the Plan of record in Plat Book 36, page 825, amended in Plat Book 6900, page 98, both of the Register's Office for Davidson County, Tennessee.

3. Charter of Incorporation of Fairmont Court Homeowners' Association, of record in Book 7078, page 447, Register's Office for Davidson County, Tennessee.

4. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed and By-Laws for Fairmont Court Condominium Association, of record in Book 6686, page 708, as amended in Book 6712, page 125, Book 6774, page 221, revised in Book 6823, page 962, and modified in Book 6893, page 62, all of the Register's Office for Davidson County, Tennessee.

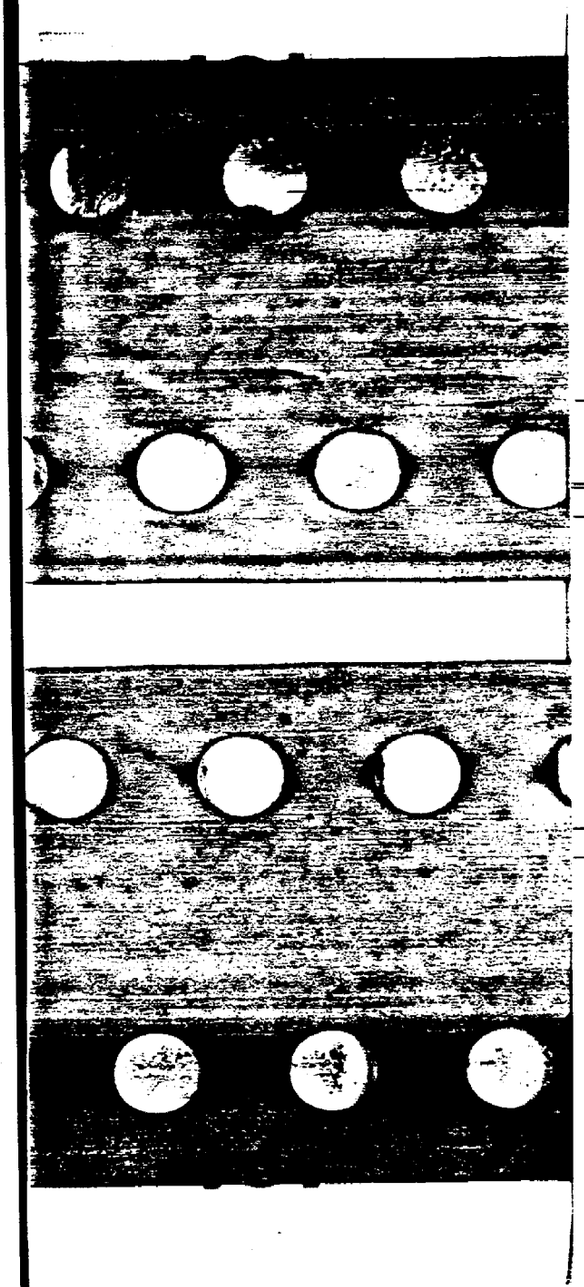
5. Terms and limitations imposed by the Tennessee Horizontal Property Act, Tenn. Code Ann. §66-27-101, et seq.

6. Easement and Maintenance Agreement of record in Book 7051, page 572, Register's Office for Davidson County, Tennessee.

7. Easement for Sewer Purposes, of record in Book 2270, page 206, Register's Office for Davidson County, Tennessee.

8. All matters appearing on the Plan of Iroquois Apartments, of record in Book 2133, page 98, Register's Office for Davidson County, Tennessee.

5646 12/08 0101 03CHECK 356.00
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
Dec 8 3 00 PM '88
IDENTIFICATION REFERENCE
92046



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

RECEIVED OF _____

FOR _____

BOOK 7723 PAGE 533

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	105000.00
			CON TX	346.50
			PRFEE	0.50
			WDEED	9.00
			TOTAL	356.00
			CHECK	356.00
12/08/88	01		15:00 0001	5646

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

92046

IDENTIFICATION REFERENCE

Dec 8 3 00 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 161847