Box 57
GNP

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Address New Owner as follows:

Richard E. Shames
370 Wallace Rd., Unit C-15
Nashville, Tennessee

Send tax bills to:

Metropolitan Federal
Savings & Loan
P.O. Box 995
Nashville, Tenn. 37202-0995

Map-Parcel:

147-3-B-84

8348 12/16 0101 03CHECK 135.86

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, and for a further consideration the Grantee, by an Adjustable Mortgage Loan Assumption and Modification Agreement With Release of even date herewith, has assumed and agrees to pay the unpaid principal balance of an indebtedness evidenced by a note in the original principal amount of $39,700.00, secured by a Deed of Trust of record in Book 6976, page 275, Register's Office for Davidson County, Tennessee, **BERNARD F. LATTMAN and wife, BETTY J. LATTMAN**, hereinafter collectively called Grantor, have bargained and sold, and by these presents do transfer and convey unto **RICHARD E. SHAMES**, an unmarried person, hereinafter called Grantee, Grantee's heirs and assigns, certain real property lying and being situated in the County of Davidson, State of Tennessee, described as follows, to-wit:

> Unit C-15, of Southern Hills Condominium created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6594, page 502, Register's Office for Davidson County, Tennessee, amended by First Amendment to Master Deed of record in Book 7044, page 209, said Register's Office, 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, as amended. Reference is hereby made to the Plat of Southern Hills Condominium as set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of said Unit.
>
> Being the same property conveyed to Bernard F. Lattman and wife, Betty J. Lattman by Warranty Deed from Freeman Webb Developers, Inc. of record in Book 6976, page 272, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract of land, together with the appurtenances, easements, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs, representatives and assigns forever.

AND GRANTOR COVENANTS with the said Grantee that they are lawfully seized and possessed of said property, that they have a good right to convey it, and that the same is unencumbered except for those exceptions listed on the schedule of exceptions to coverage in the title insurance policy insuring Grantee's interest in the above described property, all of which are incorporated herein by reference and to all of which this conveyance is expressly made subject.

AND GRANTOR further covenants and binds themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said property to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

GRANTEE, by acceptance of this Deed, hereby joins in and accepts, and agrees to be bound by, the aforementioned Master Deed and any other instruments creating Southern Hills Condominium and Southern Hills Condominium Association, Inc. Grantee further agrees to pay all assessments, whether special or general, which are levied by Southern Hills Condominium Association, Inc. in

connection with Southern Hills Condominium. Grantee specifically consents to the terms and conditions of paragraph 8 of said Master Deed providing for the retention of a lien in favor of the Association to secure payment of all assessments and a power of sale to enforce the assessment lien.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 15th day of December, 1988.

Bernard F. Lattman
BERNARD F. LATTMAN

Betty J. Lattman
BETTY J. LATTMAN

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 **BERNARD F. LATTMAN and wife, BETTY J. LATTMAN**, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this 15th day of December, 1988.

NOTARY PUBLIC AT LARGE - STATE OF TENNESSEE - MARSHA A. ANDERSON

Marsha A. Anderson
NOTARY PUBLIC

My commission expires: 11-2-92

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $39,159.79.

AFFIANT

Sworn to and subscribed before me this 15th day of December, 1988.

NOTARY PUBLIC AT LARGE - STATE OF TENNESSEE - MARSHA A. ANDERSON

Marsha A. Anderson
NOTARY PUBLIC

My commission expires: 11-2-92

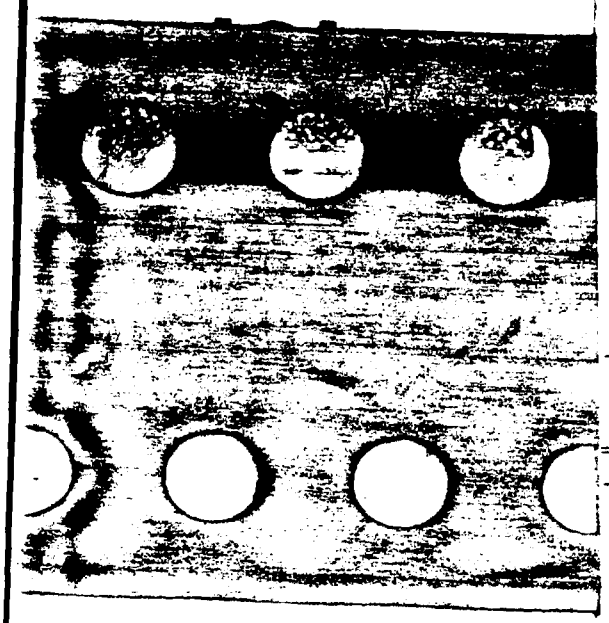
This instrument was prepared by:
John N. Popham
Tune, Entrekin & White
21st Floor, First American Center
Nashville, Tennessee 37238

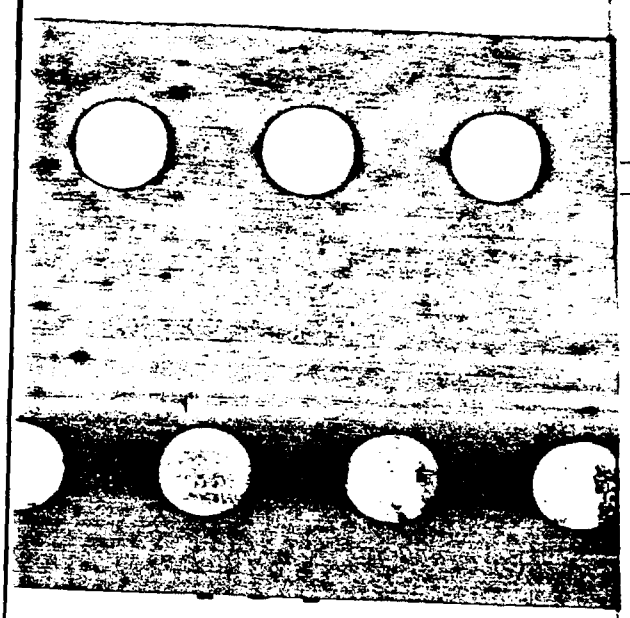
94302

IDENTIFICATION

Dec 16 12 24 PM '88

FEE $ 1.00 REGISTER'S FEE





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 39159.79
CON TX 129.36
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BNF BANK 0.50
WDEED 6.00
TOTAL 135.86
CHECK 135.86

94302 TENNESSEE Dec 16 12 24 PM '88 FELIX Z. WILSON, REGISTER 12/16/88 01 12:24 0001 834

No. 164516