file box 8/jcb

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
Mary C. Freeman
4225 Harding Rd., #609
Nashville, TN 37205

MORTGAGEE:
SAME

MAP-PARCEL NUMBERS:
103-16 C
609.CO
7DA 79549

BOOK 7730 PAGE 574

8732 12/19 0101 03CHECK 295.25

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Myra T. Smith, now known as Myra T. Smith Pardue, unmarried

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Mary C. Freeman

hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To-Wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 609 on the plan of Wellington Arms, a Condominium Development, of record in Book 5200, page 316, Register's Office for said County, which plan and record thereof are incorporated herein and made a part hereof by reference.

BEING the same property conveyed to Ronald Smith and wife, Myra T. Smith by deed from Wellington Arms Apartments of record in Book 6286, page 532, Register's Office for said County. Ronald Smith and Myra T. Smith have since been divorced by Final Decree in the Fourth Circuit Court for Davidson County, Tennessee, Docket No. 85D-1740 dated August 26, 1985. Ronald Smith has subsequently conveyed his interest in said property to Myra T. Smith by quitclaim deed of record in Book 6626, page 287, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to the restrictions, easements, liens and other matters set forth in the Master Deed and By-Laws of record in Book 5721, page 241, and Book 5740, page 897, said Register's Office.

As part of the sale of the referenced property, the Grantor has bargained and sold and does hereby transfer and convey to Grantee all of Grantor's right, title and interest in and to the leasehold created by a "Ninety-Nine Year Lease of Land" dated December 1, 1988, executed by Wellington Arms Homeowners Association, Inc., which granted to Grantor a leasehold interest in the roof area of said Unit 609; said instrument being placed of record immediately prior hereto. Grantee joins in execution hereof to acknowledge acceptance of the responsibilities accruing to the Lessee under said instrument.

This is (an) improved property, known as 4225 Harding Road, #609, Nashville, TN 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor 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 further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 16th day of December, 19 88.

Myra T. Smith Pardue
Myra T. Smith Pardue

Mary C. Freeman
Mary C. Freeman

STATE OF TENNESSEE
COUNTY OF Davidson

On this 16th day of December, 1988, before me personally appeared Mary C. Freeman, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Charles M. J.
Notary Public

My Commission Expires: 5-13-90

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

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My Commission Expires: _____ Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Dec 19 10 28 AM '88
WILSON COUNTY, TENN.
REGISTER

INSTRUMENT REFERENCE

64570

The actual consideration or value, whichever is greater, for this transfer is $ 87,500.00.

Mary C. Freeman
Affiant

Subscribed and sworn to before me, this the 16th day of December, 1988.

My Commission Expires: 5-13-90 Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

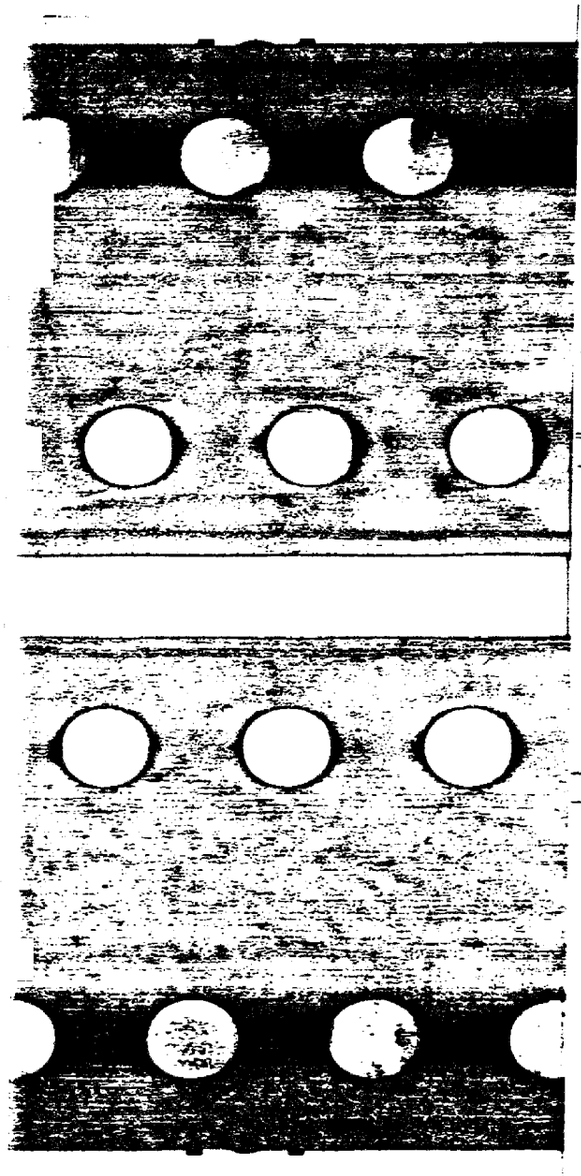
On this 16th day of December, 1988, before me personally appeared Mary T. Smith Pardue, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

NOTARY PUBLIC

My commission expires: 9-26-92

WARRANTY DEED
from:
MYRA T. SMITH PARDUE
to:
MARY C. FREEMAN

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157
TN-28084



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 87500.00
CON TX 288.75
PRFEE 0.50
WDEED 6.00
TOTAL 295.25
CHECK 295.25

12/19/88 01 10:28 0001 8732

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

94570

IDENTIFICATION REFERENCE

DEC 19 10 28 AM '88

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 164895