File in Box 12

This instrument prepared by: Metropolitan Federal Savings & Loan Assn. 230 4th Avenue No. Nashville, TN 37219

WARRANTY DEED

FROM: UNITED RESIDUALS, LIMITED, A 2841 12/30 0101 03CHECK 182.72

TO: CECELIA COLLEEN STAUDT

Address New Owner(s) as follows:	Address of Mortgagee	Map & Parcel
CECELIA COLLEEN STAUDT	United Residuals, Ltd.	129-15-A-56
21 VAUGHN'S GAP ROAD UNIT #56	2517 Lebanon Rd.	
NASHVILLE, TN 37205	Nashville, TN 37214	

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $ 53,400.00 .

x Cecelia Colleen Staudt
AFFIANT

Subscribed and sworn to before me, this the 8TH day of DECEMBER 19 88 .

Wanda Fults
NOTARY PUBLIC

My Commission Expires: 10-9-91

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) the receipt of which is hereby acknowledged, United Residuals, Limited, a Tennesee Limited Partnership, hereinafter called "Grantor", has this day bargained and sold, and does hereby transfer and convey unto CECELIA COLLEEN STAUDT, UNMARRIED, MICHAEL J. SEXTON hereinafter called "Grantee", (whether one or more persons or entities) Grantee's heirs, personal representatives, successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Unit No. 56, of Belle Meade Highlands 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 7091, page 302, 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 Belle Meade Highlands Condominium as set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of such Unit.

Being part of the same property conveyed to United Residuals, Limited, a Tennessee Limited Partnership, by deed of record in Book 6464 page 518, Register's Office for Davidson County, Tennessee

This is improved property known as Unit 56, Belle Meade Highlands Condominium, 21 Vaughn's Gap Road, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, Grantee's heirs, personal representatives, successors and assigns, forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for those exceptions listed in the schedule of exceptions to coverage in the

title policy furnished Grantee by Grantor insuring Grantee's interest in the above described property. The schedule of exceptions to such title insurance policy is by reference incorporated herein.

Grantor further covenants and binds itself, its successors and assigns, to warranty and forever defend the title to said real estate to said Grantee, Grantee's heirs, personal representatives, successors and assigns, against the lawful claims of all persons.

Grantee, by acceptance of this deed, hereby joins in and accepts, and agrees to be bound by the foregoing instruments creating Belle Meade Highlands Condominium and Belle Meade Highlands Condominium Association, Inc. Grantee further agrees hereby to pay all assessments whether special or general, which are levied by Belle Meade Highlands Condominium Association, Inc. in connection with Belle Meade Highlands Condominium. Grantee specifically consents to the terms and conditions of Paragraph 8 of the 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 undersigned has executed this instrument this 8TH day of DECEMBER, 19 88.

UNITED RESIDUALS, LIMITED, a
Tennessee Limited Partnership

BY: Group Real Estate Investments,
Inc., General Partner

BY: W. Criswell Freeman
TITLE President

"GRANTOR"

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared W. Criswell Freeman with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself to be President of Group Real Estate Investments, Inc., the corporate general partner of United Residuals, Limited, the within named bargainor, a Tennessee Limited Partnership and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited partnership by himself as President of the corporate general partner.

Witness my hand and seal, in Nashville, Tennessee, this the 8TH day of DECEMBER, 19 88.

Wanda Fults
NOTARY PUBLIC

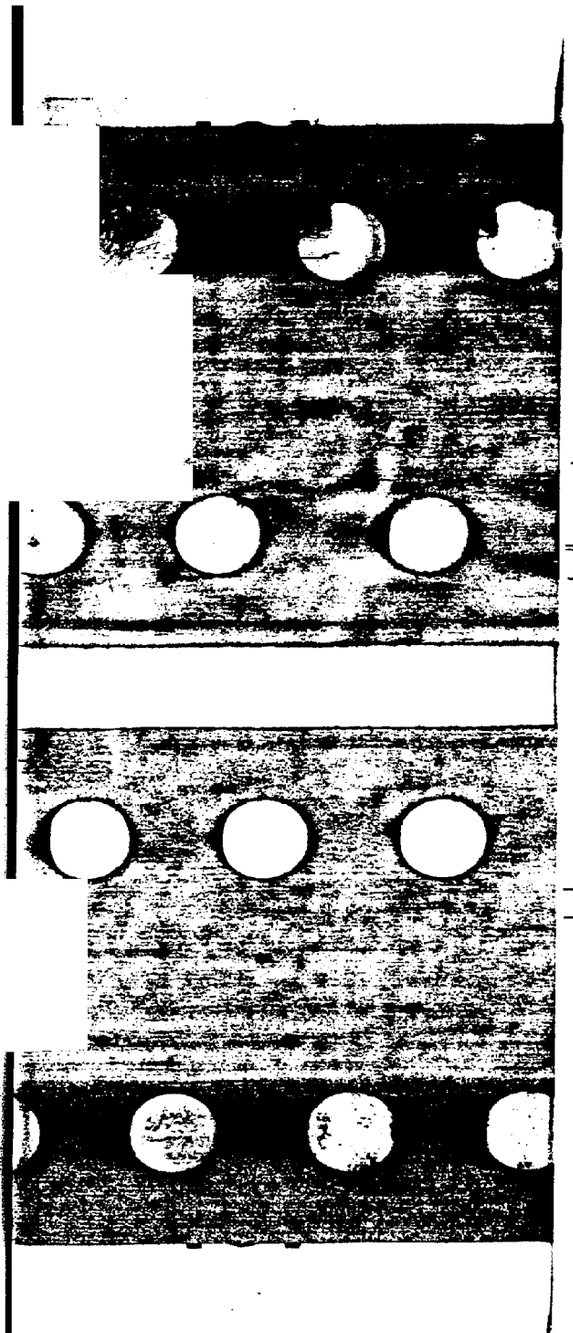
My Commission Expires: 10-9-91

98032

IDENTIFICATION REFERENCE

Dec 30 2 35 PM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN



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

RECEIVED OF _____

FOR _____

BOOK 7740 PAGE 612

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 53400.00
CON TX 176.22
PRFEE 0.50
WDEED 6.00
TOTAL 182.72
CHECK 182.72

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/30/88 01 14:36 0001 2841

98032

IDENTIFICATION REFERENCE

Dec 30 2 35 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 168957