File Box H
6 cm

WARRANTY DEED BOOK 7827 PAGE 8

FROM: Vickie Trapp, an unmarried person

TO: Lytle Brown, III and wife, Betty Brown

Address New Owner(s) as follows: Send Tax Bill to: Same as above.

Lytle Brown, III and wife, Betty
5908 Long Meadow Road same Map 129
Nashville, Tennessee Parcel 90

This instrument prepared by: James V. Barr, III, Attorney-at-Law, 4301 Hillsboro Road, Suite 221, Nashville, Tennessee 37215.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $45,175.00.

Vickie Trapp
AFFIANT

Subscribed and sworn to before me, this the 5th day of April, 1979.

Helen S. Lee
NOTARY PUBLIC

My Commission Expires: November 3, 1979

FOR AND IN CONSIDERATION of the sum of Forty-five thousand One Hundred Seventy-Five and no/100----------Dollars ($45,175.00) the receipt of which is hereby acknowledged, Vickie Trapp, an unmarried person, hereinafter called "Grantor", has this day bargained and sold, and does hereby transfer and convey unto Lytle Brown, III and wife, Betty Brown, hereinafter called "Grantee", (whether one or more person or entities) their heirs, and assigns, certain real estate in Davidson County, Tennessee, as follows:

Apartment Unit No. 810, of Wessex Towers Condominium created under Title 64, Sections 2701 et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, which was executed by Grantor, of record in Book 5414, page 634, 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 Exhibit A of said Master Deed for the source of title of Grantor and to the plat of Wessex Towers Condominium Apartments, of record in Book 5200 Page 142, said Register's office, for a more complete identification and description of such Unit.

This is improved property, known as Apartment No. 810, Wessex Towers Condominium, 6666 Brookmont Terrace, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest threto belonging, to the said Grantee their heirs 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;

1. Taxes for the year 1979, which have been prorated.

2. All terms and provisions of the Master Deed of record in Book 5414, page 634, Register's office, Davidson County, Tennessee.

3. All terms and provisions of the Charter of Wessex Towers Condominium Association, Inc., of record in Corporation Book Volume 67, page 1023, in the Office of the Secretary of State of Tennessee, and in Book 5412, page 451, Register's office, Davidson County, Tennessee, and by the By-Laws and rules and regulations of said corporation.

4. Easements and restrictions as shown on the plat of

Wessex Towers Condominium Apartments of record in Book 5200, page 142, Register's office, Davidson County, Tennessee.

5. 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 covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said real estate to said Grantee his heirs and assigns, against the lawful claims of all persons.

Grantee by acceptance of this deed hereby joins and and accepts, and agrees to be bound by the foregoing instruments creating Wessex Towers Condominium and Wessex Towers Condominium Association, Inc. Said Grantee further agrees hereby to pay all assessments whether special or general which are levied by Wessex Towers Condominium. Association, Inc. in connection with Wessex Towers Condominium.

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 further agrees that if such taxes are not paid by said date, then Grantor may elect to pay such real property taxes, and in such event Grantor shall have the right to collect the amount of such taxes paid from Grantee plus interest from the date of such payment at the highest rate permitted to be charged under the laws of the State of Tennessee in effect from time to time, together with all costs of collection, including reasonable attorneys' fees. This covenant of Grantee shall be binding upon the heirs, successors and assigns of Grantee and shall be deemed to be a covenant running with the real property herein conveyed until January 1, 1990, at which time the covenant of Grantee contained in this paragraph shall automatically expire.

IN WITNESS WHEREOF, the parties have executed this instrument on this 5th day of April, 1979.

Vickie Trapp

VICKIE TRAPP, an unmarried person
Grantor

Lytle Brown

LYTLE BROWN AND WIFE,

Betty Brown

BETTY BROWN

Grantees

20425

APR 27 3 35 PM '89

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Helen G. Lee, a Notary Public in and for said County and State, the within named, Vickie Trapp, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Davidson County, Tennessee, this the 5th day of April, 1979.

Helen G. Lee
NOTARY PUBLIC

MY COMMISSION EXPIRES: November 3, 1979

STATE OF TENNESSEE
COUNTY OF DAVIDSON

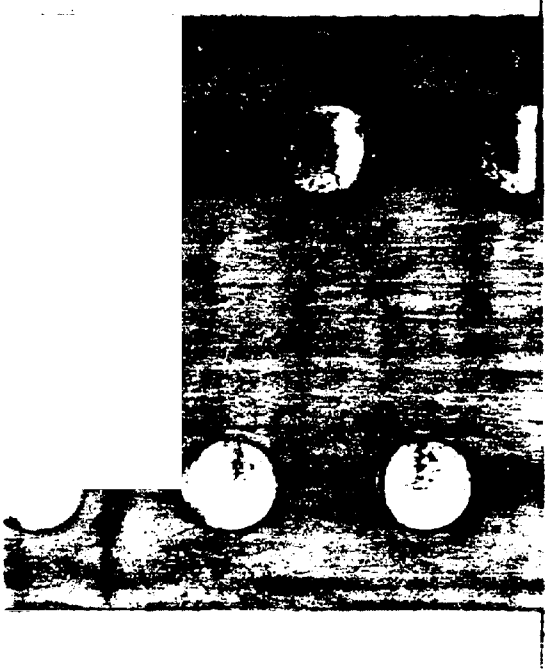
Personally appeared before me, Helen G. Lee, a Notary Public, in and for said County and State, the within named, Lytle Brown, III and wife, Betty Brown, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes containted therein.

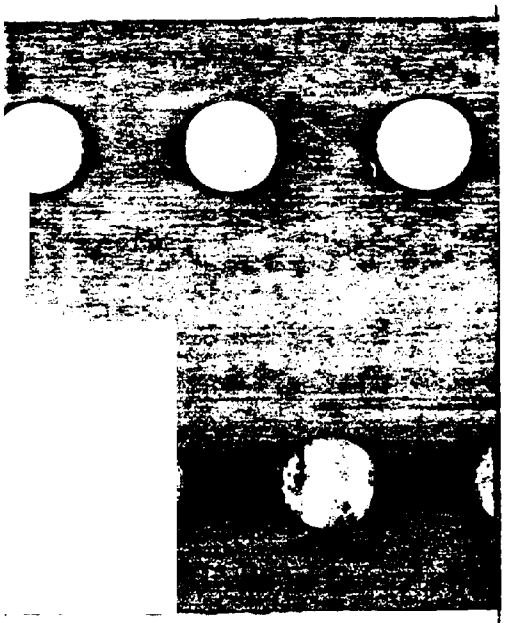
Witness my hand and official seal at Nashville, Davidson County, Tennessee, this the 5th day of April, 1979.

Helen G. Lee
NOTARY PUBLIC

MY COMMISSION EXPIRES: November 3, 1979

9941 04/27 0401 03CHECK Rec-30





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7827 PAGE 11

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CAMT	45175.00
CON TX	149.16
PRFEE	0.50
WDEED	9.00
TOTAL	158.66
CHECK	158.66

04/27/89 01 15:36 0001 9941

28423

APR 27 3 35 PM '89

No. 204271