Box 6
CAW

WARRANTY DEED BOOK 7827 PAGE 590

FROM: Hugh D. Shannon and wife, Maxine J. Shannon

TO: Tommy R. Miller, an unmarried person

Address New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel
Tommy R. Miller Pagoda Condominium Unit J-2 320 Welch Road Nashville, TN 37211	Metropolitan Federal Savings & Loan Association P.O. Box 995 Nashville, TN 37202-0995	Map 133-15-A Parcel 54

This instrument prepared by: DEARBORN & EWING, Attorneys, Suite 1200, One Commerce Place, Nashville, Tennessee 37239

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater for this transfer is $36,161.51.

Tommy R. Miller
AFFIANT

Subscribed and sworn to before me, this the 25 day of April, 1989.

Carol A. Wilson
NOTARY PUBLIC

NOTARY PUBLIC STATE OF TENNESSEE LAW

0229 04/28 0101 03CHECK 128.96

My Commission Expires: 1/23/93

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) the receipt of which is hereby acknowledged, Hugh D. Shannon and wife, Maxine J. Shannon, hereinafter called "Grantor," have this day bargained and sold, and do hereby transfer and convey unto Tommy R. Miller, an unmarried person, hereinafter called "Grantee", Grantee's heirs, personal representatives, successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Unit No. J-2, of Pagoda 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 6111, page 22, 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 Pagoda Condominium set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of such Unit.

Being the same property conveyed to Hugh D. Shannon and wife, Maxine J. Shannon by deed from Pagoda Associates of record in Book 6111, page 431, Register's Office for Davidson County, Tennessee.

It is understood and agreed that Grantee will assume the indebtedness secured by a Deed of Trust of record in Book 6111, page 435, Register's Office for Davidson County, Tennessee.

This is improved property known as Pagoda Condominium, Unit J-2, 320 Welch Road, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, Grantee's 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:

1. Property taxes for the year 1989, a lien but not yet due and payable.

2. Wrap Around Deed of Trust from Joseph N. Barker, Trustee, with full power to J. Murray Milliken, Trustee of record in Book 5610, page 665, said Register's Office.

3. Financing statement filed June 9, 1980, showing Joseph N. Barker, Trustee, as Debtor and Pagoda Apartments, a partnership as Secured Party of record in Book 5610, page 677, said Register's Office.

4. Terms, conditions, plat, easements, rights and liens as set forth in the Master Deed of Pagoda Condominium and the By-Laws appended thereto, of record in Book 6111, page 22, said Register's Office.

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.

6. The Deed of Trust described above assumed by Grantee.

7. Terms and conditions of unrecorded lease to existing tenant, if any.

8. Right of others in and to the common elements.

Grantor further covenant and bind themselves, their heirs, personal representatives, successors and assigns, to warrant 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 above described Master Deed, By-Laws, Plat, and Charter creating Pagoda Condominium and Pagoda Condominium Association, Inc. Grantee further agrees hereby to pay all assessments whether special or general which are levied by Pagoda Condominium Association, Inc. in connection with Pagoda Condominium. Grantee specifically consents to the terms and conditions of Paragraph 7 of the Master Deed providing for the retention of a lien in favor of the Association to secure the payment of all such assessments and a power of sale to enforce the assessment lien.

IN WITNESS WHEREOF, the parties have executed this instrument on this 25th day of April, 1989.

Hugh D. Shannon
Hugh D. Shannon

Maxine J. Shannon
Maxine J. Shannon

"GRANTOR"

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Hugh D. Shannon and Maxine J. Shannon, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, in Nashville, Tennessee, this the 24th day of April, 1989.

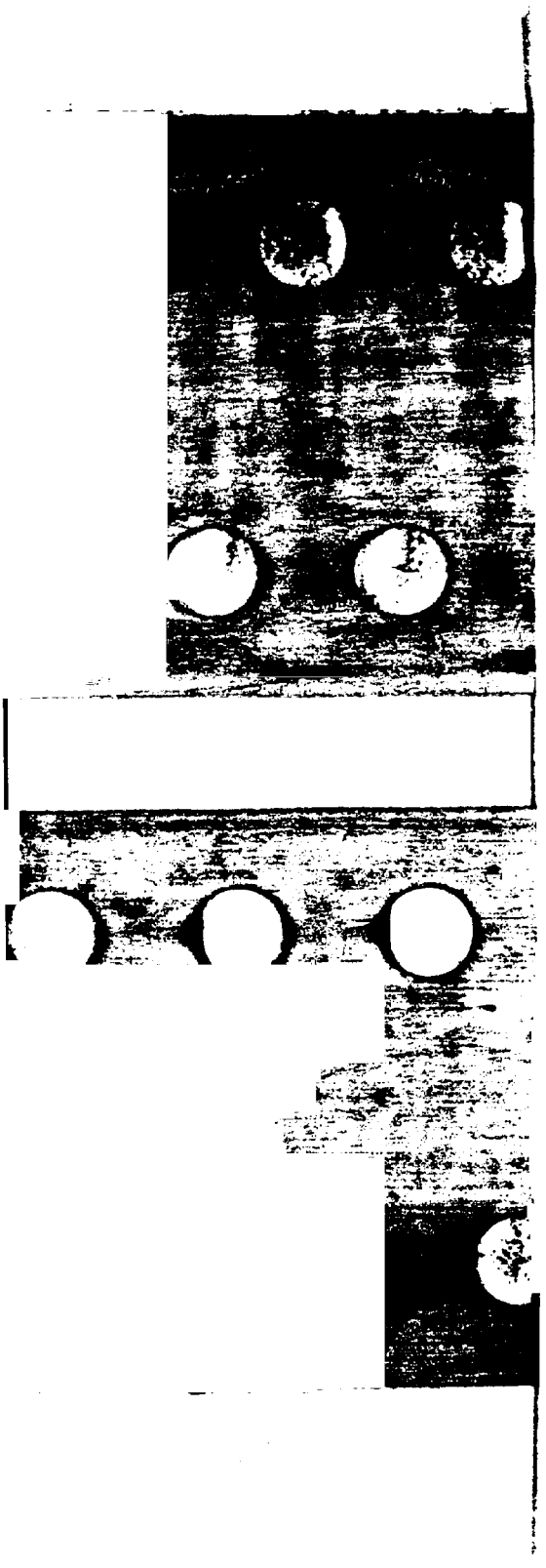
Carol A. Wilson
NOTARY PUBLIC

My Commission Expires: 1/23/93

CAROL A. WILSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

23652

APR 28 11 29 AM '89



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7827 PAGE 593

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

CAMT 36161.51
CON TX 119.46
PRFEE 0.50
WDEED 9.00
TOTAL 128.96
CHECK 128.96

04/28/89 01 11:31 0001 0229

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

28652

IDENTIFICATION

APR 28 11 29 AM '89

No. 204557