Box 6
CAW

WARRANTY DEED

BOOK 7835 PAGE 869

FROM: Shirley S. Boxenbaum Wysong and husband, William C. Wysong

TO: Donald L. Watts, an unmarried person

Address New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel No.
Donald L. Watts West Meade Condominium Unit K-4 6680 Charlotte Pike Nashville, Tennessee 37209	Freeman Webb Developers, Inc. 2205 State Street Nashville, TN 37203	Map 102-7-A Parcel 56

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 $42,789.74.

Donald L. Watts.
Affiant

Subscribed and sworn to before me, this the 5th day of May, 1989.

Carol A. Wilson
Notary Public

My Commission Expires: 1/23/93

CAROL A. WILSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) the receipt of which is hereby acknowledged, Shirley S. Boxenbaum Wysong and husband, William C. Wysong, hereinafter called "Grantor", have this day bargained and sold, and do hereby transfer and convey unto Donald L. Watts, an unmarried person, hereinafter called "Grantee", Grantee's heirs, personal representatives, successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Apartment Unit No. K-4, of West Meade Condominium created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 5923, page 704, and amended in Book 6277, page 653, Book 7333, page 415 and Book 7333, page 418, 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 West Meade Condominium of record in Book 5200, page 430, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Shirley S. Boxenbaum, an unmarried person, by Warranty Deed from Freeman Webb Developers, Inc., of record in Book 7652, page 874, Register's Office for Davidson County.

William C. Wysong joins in the conveyance of the above-described property to convey to Grantee any marital interest, if any, he may have in this above-described property.

It is understood and agreed that Grantee will assume the indebtedness secured by a Deed of Trust of record in Book 7652, page 874, Register's Office for Davidson County, Tennessee.

This is improved property known as Unit K-4, West Meade Condominium, 6680 Charlotte Pike, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, his heirs, personal representatives, successors and assigns, forever. Grantor covenants that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except:

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

2. Terms, conditions, easements, rights and liens as set forth in the Master Deed and By-Laws of West Meade Condominium, of record in Book 5923, page 704, as amended in Book 6277, page 653, and Book 7333, pages 415 and 418, said Register's Office.

3. All terms and provisions of the Charter of West Meade Condominium Association, Inc., of record in the Office of the Secretary of State of Tennessee and in the Register's Office for Davidson County, Tennessee, and the By-Laws and Rules and Regulations of said corporation.

4. Deed of Trust from Reese L. Smith, Jr. and wife, Marcella V. Smith, Walter Reed Capps and wife, Katherine Ann Capps, and Karl E. Haury and wife, Mildred M. Haury to G. F. Turner, Trustee, dated June 13, 1967, of record in Book 4141, page 743, as corrected in Book 4265, page 587, said Register's Office.

5. Financing Statement filed September 16, 1968, showing Reese L. Smith, Jr., Walter Reed Capps and Karl E. Haury d/b/a West Meade Manor Apts., as Debtor and New York Life Insurance Co., as Secured Party, No. A79452, of record in Book 4268, page 799.

6. Deed of Trust from John H. Noel, III, Trustee with full power to sell, mortgage, encumber and convey without joinder of any beneficiary to Jno. B. Cobb, Jr., Trustee of record in Book 5471, page 708, said Register's Office.

7. All matters as shown on the plat of West Meade Condominium of record in Book 5200, page 430, said Register's Office.

8. Sanitary sewers and/or storm drainage easement conveyed to Metropolitan Government of Nashville, Davidson County, Tennessee of record in Book 4520, page 836, said Register's Office.

9. Encroachment easement conveyed by deed from James A. Lewis and Hilda M. Lewis to West Meade Condominium Association, Inc., dated April 30, 1985, of record in Book 6561, page 90, said Register's Office.

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

11. 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.

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

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, his heirs, personal representatives, successors and assigns, against the lawful claims of all persons.

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 agrees that if such taxes are not paid by said date, then Freeman Webb Developers, Inc. shall have the right to collect from Grantee the amount of such taxes paid plus interest from the date of such payment at the highest rate permitted to be charged under the laws in effect from time to time, together with all costs of collection, including reasonable attorneys' fees. This covenant of Grantee shall be binding upon its personal representatives, successors and assigns, and shall be deemed to be a covenant running with the real property herein conveyed until January 1, 1994, at which time the covenant of Grantee contained in this paragraph shall automatically expire.

Grantee, by acceptance of this deed, hereby joins in and accepts, and agrees to be bound by the foregoing instruments creating West Meade Condominium and West Meade Condominium Association, Inc. Grantee further agrees hereby to pay all assessments whether special or general which are levied by West Meade Condominium Association, Inc. in connection with West Meade 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 undersigned have executed this instrument this 5 day of May, 1989.

Shirley S. Boxenbaum Wysong
By Franklin R. Lankford Attorney-In-Fact

Shirley S. Boxenbaum Wysong
By Franklin R. Lankford, Attorney-In-Fac

William C. Wysong
By Franklin R. Lankford Attorney-In-Fact

William C. Wysong
By Franklin R. Lankford, Attorney-In-Fac

3960 05/08 0101 03CHECK 150.74

31117

RECEIVED FOR RECORD
MAY 8 11 48 AM '89
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

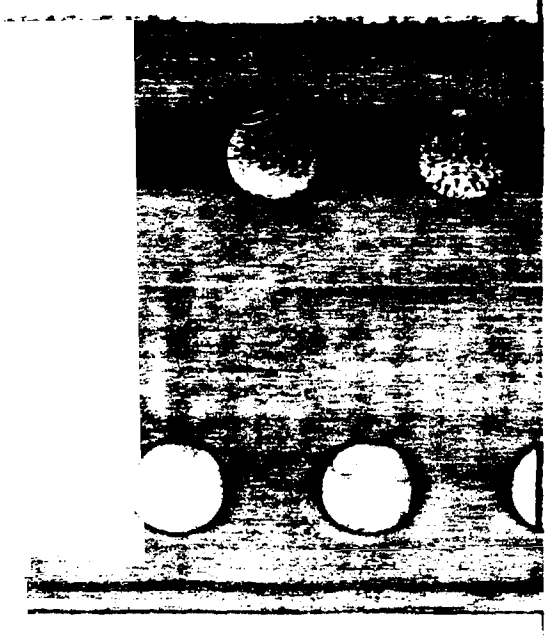
On this 5 day of May, 1989, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Franklin R. Lankford, to me known to be the person who executed the foregoing instrument on behalf of Shirley S. Boxenbaum Wysong and William C. Wysong, and acknowledged, upon oath, that he executed the same as the free act and deed of the said Shirley S. Boxenbaum Wysong and William C. Wysong.

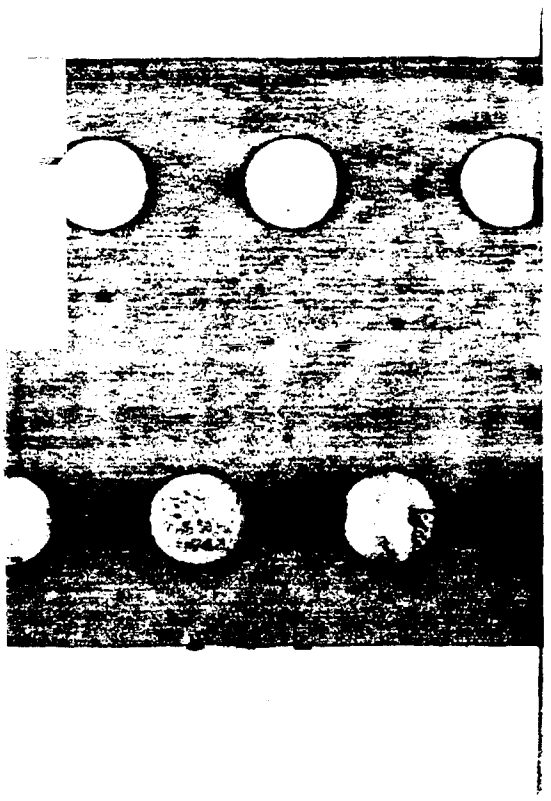
Witness my hand and seal, in Nashville, Tennessee this the 5 day of May, 1989.

Carol A. Wilson
NOTARY PUBLIC

My Commission Expires: 11/23/93

CAROL A. WILSON NOTARY PUBLIC AT LARGE STATE OF TENN.





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7835 PAGE 872

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 42789.74
CON TX 141.24
PRFEE 0.50
WDEED 9.00
TOTAL 150.74
CHECK 150.74

05/08/89 01 11:49 0001 3960

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

31117

IDENTIFICATION REFERENCE

MAY 8 11 48 AM '89

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

No. 207414