STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $40,000.00.

Mark David Sherman
Affiant

Subscribed and sworn to before me, this 25th day of May, 1989.

Julia C. Hunt
Notary Public

My Commission expires: 11-9-89.

This instrument prepared by:
GULLETT, SANFORD, ROBINSON & MARTIN
230 Fourth Avenue North
Nashville, Tennessee 37219

Address new owners as follows:	Send Tax Bills to:	Map-Parcel Numbers
Mark David Sherman and Beverly Diann Krantz 2929 Selena Drive, A-20 Nashville, TN 37211	Same	119-14-A-20

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, We, Billy Don Sherman, Jr. and wife, Tena Sherman, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Mark David Sherman and Beverly Diann Krantz, as joint tenants with rights of survivorship, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Unit No. 20, as shown on the Site Plan of Kingswood Condominiums, of record in Book 5200, page 520, 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 "C" of the Master Deed establishing Kingswood Condominiums, as amended, of record in Book 6058, page 320, said Register's Office.
>
> Being the same property conveyed to Billy Don Sherman, Jr. and wife Tena Sherman by deed from Home Service Corporation of record in Book 6086, page 582, Register's Office for Davidson County, Tennessee.

This is improved property, known as 2929 Selena Drive, A-20, Nashville, Tennessee, 37211.

This conveyance is subject to the following:

1. 1989 Metro property taxes which have been prorated and assumed by Grantees.

2. Deed of Trust executed by Billy Don Sherman and wife Tena Sherman to Thomas C. Scott, Trustee, of record in Book 6086, page 585, said Register's Office, dated June 23, 1983 to secure to Home Service Corporation, an indebtedness in the amount of $37,900.00, and any other sums which may be and become payable under ther terms thereof, including but not limited to principal, interest and service fee. Assigned to Metropoitan Federal Savings & Loan Association by an unrecorded assignment.

3. Limitations and conditions imposed by the "Horizontal Property Act" as set out in Sections 64-2701, et seq. of the Tennessee Code Annotated.

4. Terms, provisions, covenants, conditions and rights established by and contained in the Master Deed and Bylaws for Kingswood, as amended, recordedin Book 6058, Page 320, said Register's Office, including the plat recorded in Book 5200, Page 520, said Register's Office.

5. Restrictive covenants contained in deed from Airdrie Land Company to Alfred L. Roehm, dated July 18, 1932, filed July 25, 1932, of record in Book 909, Page 48, said Register's Office.

6. Restrictive covenants contained in deed from Airdrie Land Company to Alfred L. Roehm and wife, dated April 9, 1934, filed April 26, 1934, and recorded in Book 919, Page 393, said Register's Office.

7. Restrictive covenants contained in deed from Airdrie Land Company to Nashville Trust Company, dated March 5, 1934, filed March 29, 1934, and recorded in Book 928, Page 752, as amended by instrument dated February 17, 1937, filed February 24, 1937, and recorded in Book 1001, Page 539, said Register's Office.

8. Restrictive covenants contained in deed from Nashville Trust Company to F. T. Read and wife, dated Spetember 5, 1934, filed September 8, 1934, and recorded in Book 946, page 252, said Register's Office.

9. Restrictive covenants contained in deed from Nashville Trust Company to W. R. Richards, dated September 4, 1934, filed September 11, 1934, and recorded in Book 919, Page 628, said Register's Office, which are the same as in Book 946, Page 252, said Regsiter's Office.

10. Restrictive covenants contained in deed from Arthur Crownover, Jr., and wife, to Alfred I. Roehm and wife, dated March 26, 1948, filed

April 12, 1948, and recorded in Book 1581, Page 55, said Register's Office, which are the same as in Book 1579, Page 387, dated March 26, 1948, filed April 7, 1948, said Register's Office.

11. The Plan of record in Book 5200, Page 233, said Register's Office, as corrected by Surveyors Certificate of Correction, of record in Book 5565, Page 424, said Register's Office, shows an Owner's Certificate, certain public utility and sewer easements, to which plat reference is here made for the location and dimensions.

12. Easements for sanitary sewers and/or storm drainage granted Metropolitan Government of Nashville and Davidson County, Tennessee, by Nashville Boy's Club, Inc., across premises, as set out in Book 3645, Page 9; Book 3822, page 25; Book 4259, Page 977; and Book 4260, Page 332, said Register's Office.

13. Lease Agreement dated April 24, 1979, by and between Solon Automated Service and Kingswood Kastle Apartments, or record in Book 5585, Page 985, said Register's Office, and Bill of Sale, or record in Book 5585, Page 989, said Register's Office.

14. Any lien or other obligation to pay assessments for prorated expenses of administration and of maintenance and repair of the common elements, genral and limited, of the building and any other expenses lawfully agreed upon and to pay the proportionte cost whever it shall be proper to proceed with reconstruction of the building in case of fire or other disaster and where the insurnace indemnity is insufficient to cover the cost of such reconstruction as set out in said Master Deed, as amended, of record in Book 6058, Page 320, said Register's Office.

15. Such liens against which Grantees' title insuror commits to insure Grantee from loss as provided in th title insurance policy given Grantee by Grantor.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, theirs heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 25th day of May, 1989.

Billy Don Sherman, Jr.

Tena Sherman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Billy Don Sherman, Jr. and wife, Tena Sherman, the bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 25th day of May, 1989.

Julia C. Hunt
Notary Public

My Commission Expires: 11-12-89

36114

MAY 25 2 04 PM '89

7849 05/25 0101 03CHECK 144.50



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7849 PAGE 764

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 40000.00
CON TX 132.00
PRFEE 0.50
~~MTGTX 12.00~~
~~TOTAL 144.50~~
CHECK 144.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

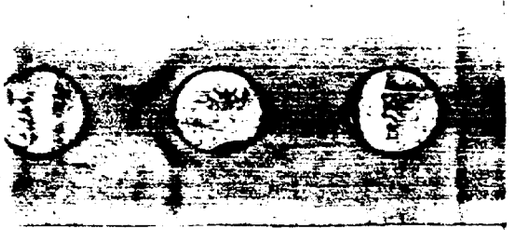
05/25/89 01 14:03 0001 9949

36114

IDENTIFICATION REFERENCE

MAY 25 2 00 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN



No. 213324