MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

By:
J. GREER CUMMINGS, JR.
ATTORNEY AT LAW
222 THIRD AVENUE N.
P. O. BOX 198182
NASHVILLE, TN 37219

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Lucette F. Wager Broome 1880 Laurel Ridge Drive Nashville, TN 37215	Same	129-14-A-001 8DZ-77900

2218 06/06 0101 03D-EJK 262 01

WARRANTY DEED

BOOK 7858 PAGE 13

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and in lieu of foreclosure of that certain Deed of Trust executed by Jimmie Grace Van Vacter and Marguerite G. S. Char to Charles M. Broome, III, Trustee, of record in Book 7336, page 491, Register's Office for Davidson County, Tennessee (J. Greer Cummings, Jr. having been appointed as Successor Trustee by instrument of record in Book 7818, page 208, said Register's Office), securing payment of a note dated August 27, 1987, payable to the order of Lucette F. Wager Broome in the principal amount of $76,000.00, Jimmie Grace Van Vacter and Marguerite G. S. Char, both unmarried individuals, as to a one-half (1/2) undivided interest each as tenants in common (the "Grantors"), have this day bargained and sold, and by these presents do transfer and convey unto Lucette F. Wager Broome (the "Grantee"), her heirs and assigns, certain real property in Davidson County, Tennessee, being more particularly described in Exhibit A which is attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit B, which is attached hereto and incorporated herein by reference.

This is improved property known as Apartment No. 107, Wessex Towers Condominium, 6666 Brookmont Terrace, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever.

And Grantors do covenant with the said Grantee that they are lawfully seized and possessed of the Property in fee simple, that they have a good right to convey it, and that the

same is unencumbered, except to the extent otherwise set forth in Exhibit B hereto.

Grantors further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS, this 25th day of May, 1989.

Jimmie Grace Van Vacter
Jimmie Grace Van Vacter

Marguerite G. S. Char
Marguerite G. S. Char

STATE OF ~~FLORIDA~~--- OKLAHOMA

COUNTY OF ~~DUVAL~~ JACKSON

Personally appeared before me, Juanita C. Grundy, Notary Public, Jimmie Grace Van Vacter, an unmarried individual, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 25th day of May, 1989.

Juanita C. Grundy
Notary Public, STATE OF OKLAHOMA

My Commission Expires: November 24, 1990

Jimmie Grace Van Vacter is staying with her mother here in our hospital and thus asked me to notarize this form so that it would not help up.

STATE OF OKLAHOMA

COUNTY OF Tulsa

Personally appeared before me, Linda K. Cline, Notary Public, Marguerite G. S. Char, an unmarried individual, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 31st day of May, 1989.

Linda K. Cline
Notary Public

My Commission Expires: 1-26-92.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 75,000.00.

Affiant

June ~~May~~, Subscribed and sworn to before me, this the 6th day of 1989.

Loretta B Lane
Notary Public

My Commission Expires: 5/8/1991

EXHIBIT A

Land in Davidson County, Tennessee, being Unit No. 107, of Wessex Towers Condominium created under Title 66, Section 27-101, et seq. Tennessee Code Annotated, as amended, and as established by Master Deed of record in Book 5414, page 634, as amended in Book 5599, page 39, as amended in Book 5792, page 982 and further amended in Book 6478, page 742, 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, and reference is hereby made to the Plat of Wessex Towers Condominium Apartments, of record in Book 5200, pages 142 and 143, Register's Office for Davidson County, Tennessee for a more complete identification and description of said Unit.

Being the same property conveyed to Jimmie Grace Van Vacter and Marguerite G. S. Char by deed from Lucette F. Wager Broome of record in Book 7336, page 486, Register's Office for Davidson County, Tennessee.

1. 1989 real property taxes;

2. All terms and provisions of the Master Deed of record in Book 5414, page 634, as amended in Book 5599, page 39, in Book 5792, page 982, and in Book 6478, page 742, Register's Office for Davidson County, Tennessee, and the By-Laws of record in Book 5414, page 653, said Register's Office;

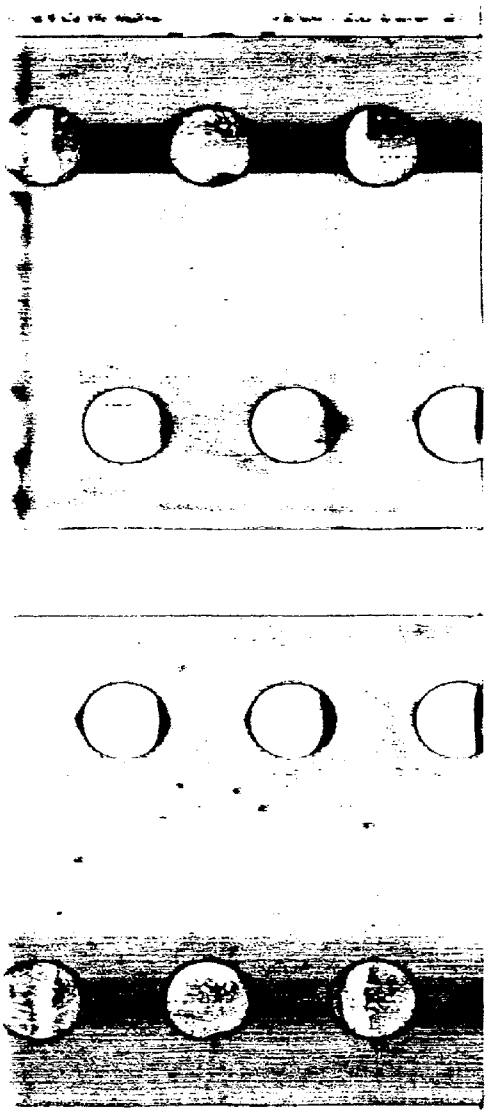
3. All terms and provisions of the Charter of Wessex Towers Condominium Association, Inc., of record in Corporation Book Volume 67, page 1023, in the Office of the Secretary of State of Tennessee, and in Book 5412, page 451, Register's Office for Davidson County, Tennessee, and the By-Laws, rules and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

4. Easements, restrictions and other matters shown on the plat of Wessex Towers Condominium Apartments of record in Book 5200, pages 142 and 143, Register's Office for Davidson County, Tennessee;

5. Covenant contained in instrument of record in Book 6574, page 646, Register's Office for Davidson County, Tennessee; and

6. Rights of others in and to the common elements.

38845
IDENTIFICATION
JUN 6 11 02 AM '89
FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7858 PAGE 18

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	75000.00
CON TX	247.50
PRFEE	0.50
WDEED	15.00
TOTAL	263.00
CHECK	263.00

06/06/89 01 11:03 0001 2211

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3 8 8 4 5.

IDENTIFICATION REFERENCE

JUN 6 11 02 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 216571