BOK 31 LP

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Lyman O. Heidtke P.O. Box 2518 NASHVILLE, TN 37219	129-14-0-A-001.00-CO 8D2-77900	same

This instrument prepared by: Boult, Cummings, Conners & Berry
222 Third Avenue, North, P.O. Box 198062, Nashville, TN 37219

WARRANTY DEED BOOK 7867 PAGE 116

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, LUCETTE F. WAGER BROOME (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to LYMAN O. HEIDTKE (the "Grantee"), Grantee's heirs and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties.

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.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $60,000.00.

Lyman O. Heidtke
Affiant

Subscribed and sworn to before me this 16th day of June, 1989.

Loretta B. Lane
Notary Public
My Commission Expires: 5/8/1991

LORETTA B. LANE NOTARY PUBLIC DAVIDSON COUNTY

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.

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

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 all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's heirs and assigns, forever.

Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth hereinabove.

Grantor further covenants and binds herself, her heirs and representatives to warrant and forever defend the title to the Property to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

Charles M. Broome, III, husband of Lucette F. Wager Broome, joins herein for the express purpose of transferring and conveying to the Grantee any right, title and interest whether marital or otherwise which he may have in and to the property.

Grantee by acceptance of this Deed hereby joins in 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 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 Grantor has executed this Deed this 16th day of June, 1989.

GRANTOR:

Lucette F. Wager Broome

Lucette F. Wager Broome

Charles M. Broome III

Charles M. Broome, III

GRANTEE:

Lyman O. Heidtke

Lyman o. Heidtke

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, Loretta B Lane, Notary Public, LUCETTE F. WAGER BROOME, 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 16th day of June, 1989.

Loretta B. Lane
Notary Public

My Commission Expires: 5/8/1991

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, Loretta B Lane, Notary Public, CHARLES M. BROOME, III, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 16th day of June, 1989.

Loretta B. Lane
Notary Public

My Commission Expire: 5/8/1991

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, Loretta B. Lane, Notary Public, LYMAN O. HEIDTKE, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 16th day of June, 1989.

Loretta B. Lane
Notary Public

My Commission Expire: 5/8/1991

EXHIBIT A BOOK 7867 PAGE 120

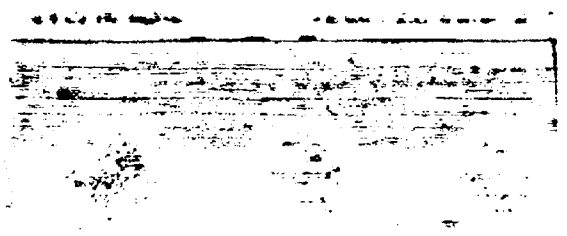
Land in Davidson County, Tennessee, being Unit No. 107, of Wessex Towers Condominium created under Title 66, Section 27-101, et seq. Tennessee Code Annotated, as amended, and as established by Master Deed of record in Book 5414, page 634, as amended in Book 5599, page 39, as amended in Book 5792, page 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.

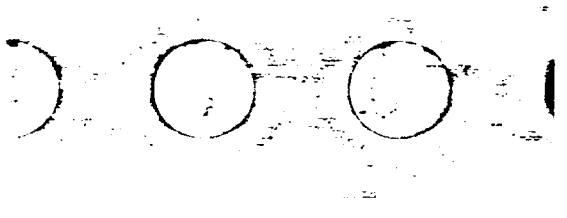
Being the same property conveyed to Lucette F. Wager Broome by deed from Jimmie Grace Van Vacter and Marguerite G.S. Char, both unmarried individuals, as to one-half (1/2) undivided interest each as tenants in common, of record in Book 7858, page 13, Register's Office for Davidson County, Tennessee.

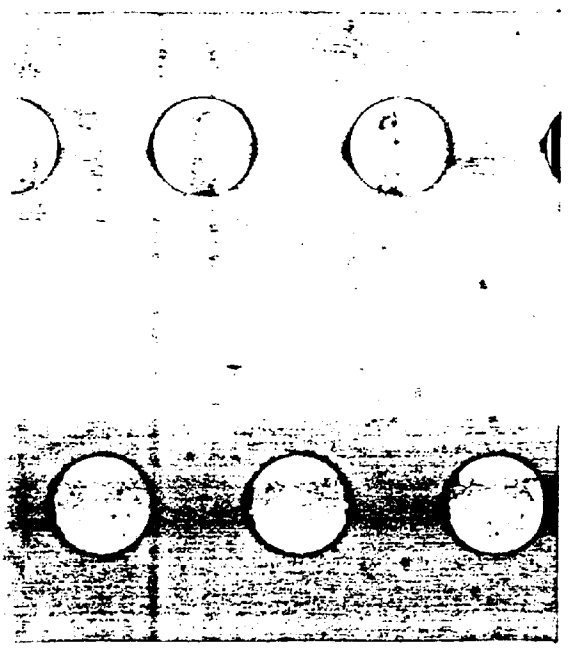
4 1 9 2 6

5966 06/16 0101 03CHECK 213.50

JUN 16 4 12 PM '89







OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7867 PAGE 121

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 6000.00
ERR CO
CAMT 6000.00-
CAMT 60000.00
CONTX 198.00
PRFEE 0.50
WDEED 15.00
TOTAL 213.50
CHECK 213.50

06/16/89 01 16:15 0001 D966

41926

IDENTIFICATION

JUN 16 4 12 PM '89

No. 220280