Box 37
LL

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Cornelia Stevens Kelly Unit AB-2 715 Belle Meade Boulevard Nashville, TN 37205	Map 130-6A Parcel 5-CO	Sovran Bank/Central South One Commerce Place Nashville, TN 37239

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

WARRANTY DEED

BOOK 7877 PAGE 52

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, **E. EDWIN WILSON, JR.** and **CHARLES H. ROBINSON**, Executors with power of sale under the Will of **CATHERINE JONES WILSON** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **CORNELIA STEVENS KELLY** (the "Grantee"), Grantee's heirs and assigns, a certain tract of land in Davidson County, State of Tennessee, described as follows to-wit (the "Property"):

0074 06/29 0101 03CHECK 983.00

Unit No. AB-2 of Belle Meade Condominiums created under Title 66, Sections 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 5969, page 829, amended by instruments of record in Book 6020, page 72, Book 6425, page 685, Book 6443, page 489, and as amended and restated in Book 7063, page 125, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said Unit. Reference is hereby made to the Plat of Belle Meade Condominiums of record in Book 5200, page 469, as revised in Book 6250, page 222, said Register's Office, for a more complete identification and description of the Unit.

Being the same property conveyed to Catherine Jones Wilson by deed from Barrett B. Sutton, Jr., Trustee, of record in Book 6621, page 255, Register's Office for Davidson County, Tennessee, the said Catherine Jones Wilson having since died, and said property devised to E. Edwin Wilson, Jr. and Charles H. Robinson, Executors with power of sale under the Will of Catherine Jones Wilson, deceased, as of record in Will

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $295,000.00.

E. Davis Kelly
Affiant

Subscribed and sworn to before me this 29th day of June, 1989.

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

Book 166, page 619, Probate Court Clerk's Office for Davidson County, Tennessee.

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

1. County and City real property taxes for the year 1989, which have been prorated between the parties and are assumed by the Grantee.

2. Easement for sanitary sewers conveyed to City of Belle Meade by instrument dated November 17, 1982, filed for record in Book 5972, page 181, said Register's Office.

3. Provisions and requirements of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, as amended, and the By-Laws for the administration thereof; and easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereon, including without limitations, all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Belle Meade Condominiums, of record in Book 7063, page 125, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto.

4. All matters shown on the plan of Belle Meade Condominiums of record in Book 5200, page 469, revised in Book 6250, page 222, said Register's Office, which shows an owners certificate and various easements.

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

This is improved property known as Unit No. AB-2, Belle Meade Condominiums, 715 Belle Meade Boulevard, Nashville, Davidson County, 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.

Grantors covenant with the Grantee that Grantors are lawfully seized and possessed of the Property in fee simple, that Grantors have a good right to convey the Property, and that the Property is unencumbered except as set forth hereinabove.

Grantors further covenant and bind themselves, their successors and assigns, 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.

Grantee, by acceptance hereof, hereby joins in and accepts, and agrees to be bound by the above described Master Deed, By-Laws, Plan, and Charter creating Belle

Meade Condominiums and Belle Meade Condominiums Association, Inc., as duly amended from time to time, and 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 assessments and a power of sale to enforce the assessment lien.

IN WITNESS WHEREOF, the undersigned have executed this Warranty Deed this _____ day of June, 1989.

ESTATE OF CATHERINE JONES WILSON

By: E. Edwin Wilson, Jr.
E. EDWIN WILSON, JR., CO-EXECUTOR

By: Charles H. Robinson
CHARLES H. ROBINSON, CO-EXECUTOR

STATE OF ~~TENNESSEE~~ New York
COUNTY OF ~~DAVIDSON~~ New York

Personally appeared before me, E. Edwin Wilson Jr., a Notary Public in and for the State and County aforesaid, **E. EDWIN WILSON, JR.**, with whom I am personally acquainted, who acknowledged that he executed the foregoing instrument for the purposes therein contained, and who further acknowledged that he is Executor with the power of sale under the Will of Catherine Jones Wilson, deceased, and is authorized to execute the foregoing instrument on behalf of said Estate.

Witness my hand, at office, this 26 day of June, 1989.

Esther G. Altabet
Notary Public

My commission expires: 2/28/90

ESTHER G. ALTABET
NOTARY PUBLIC, State of New York
No. 03-4698819
Qualified in Bronx County
Certificate Filed in New York County
Commission Expires Feb. 28, 1990

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Loretta B. Lane, a Notary Public in and for the State and County aforesaid, **CHARLES H. ROBINSON**, with whom I am personally acquainted, who acknowledged that he executed the foregoing instrument for the purposes therein contained, and who further acknowledged that he is Executor with the power of sale under the Will of Catherine Jones Wilson, deceased, and is authorized to execute the foregoing instrument on behalf of said Estate.

Witness my hand, at office, this 29th day of June, 1989.

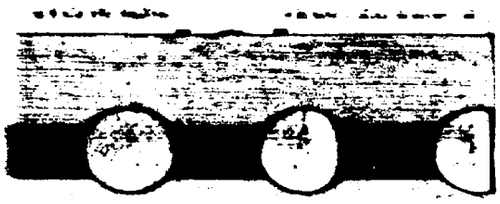
Loretta B. Lane
Notary Public

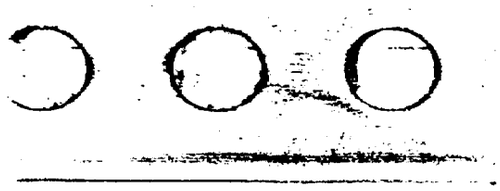
My commission expires: 5/8/1991

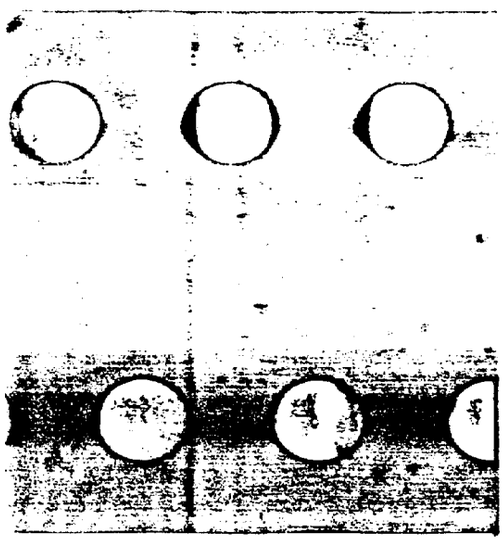
JVTWILSNWD

45305

JUN 29 11 13 AM '89







OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7877 PAGE 55

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT
				295000.00
				CON TX 973.50
				PRFEE 0.50
				WDEED 9.00
				TOTAL 983.00
				CHECK 983.00
			06/29/89 01	11:16 0001 0074

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

45305

IDENTIFICATION

JUN 29 11 13 AM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TENN

No. 224353