WARRANTY DEED BOOK 7894 PAGE 401

FROM: Arthur Jones, Jr. and wife, Jean H. Jones
TO: Henry Edward Green, unmarried

Address New Owner(s):

Mr. Henry Edward Green
1301 Neelys Bend Rd. H-67
Madison, Tennessee 37115

Send Tax Bills to:
Metropolitan Federal
Savings & Loan
P. O. Box 995
Nashville, Tennessee 37202-0995

Map-Parcel No.
Map 52-16A
Parcel 67-Co

This instrument prepared by: Mimi S. Hurd, Attorney at Law, 907 Two Mile Parkway, Goodlettsville, TN 37072

7449 07/21 0101 03CHECK 132.10

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $37,017.24.

Henry Edward Green
AFFIANT

Subscribed and sworn to before me, this the 20th day of July, 1989.

Mimi S. Hurd
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENN.

My commission expires: May 20, 1992

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption of a certain Deed of Trust of record in Book 6272, page 908, Register's Office for Davidson County, Tennessee, to secure to the original principal amount of $34,800.00 payable as therein specified; ARTHUR JONES, JR. and wife, JEAN H. JONES hereinafter called "Grantors," have this day bargained and sold, and do hereby transfer and convey unto HENRY EDWARD GREEN, unmarried, hereinafter called "Grantee", his heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Apartment Unit No. H-67 of Neely's Bend Condominium created under Title 64, Sections 2701 et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 5483, Page 86, 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 Neely's Bend Condominium of record in Book 5200, page 200, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Arthur Jones, Jr. and wife, Jean H. Jones by Warranty Deed from Central Tennessee Investment Company, Inc., of record in Book 5707, Page 881, Register's Office for Davidson County, Tennessee.

This is improved property, known as Apartment Unit No. H-67, Neely's Bend Condominium, 1301 Neely's Bend Road, Madison, Tennessee 37115.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, his heirs and assigns, forever. Grantors covenant 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. Taxes for the year 1989, funds for which are held in escrow by Metropolitan Federal Savings & Loan Association.

2. All terms and provisions of the Master Deed of record in Book 5483, page 86, Register's Office, Davidson County, Tennessee.

3. All terms and provisions of the By-Laws filed of record in Book 5483, page 124, said Register's Office.

4. All terms and provisions of the Charter of Neely's Bend Condominium Association, Inc., of record in the Office of the Secretary of State of Tennessee under Document No. 00090 01074, in Book 5476, page 765, Register's Office, Davidson County, Tennessee and the By-Laws and Rules and Regulations of said corporation.

5. Easements and restrictions as shown on the plat of Neely's Bend Condominium of record in Book 5200, page 200, Register's office, Davidson County, Tennessee.

6. A deed of trust from Arthur Jones, Jr. and wife, Jean H. Jones to Metropolitan Federal Savings & Loan Association, executed April 16, 1984, recorded in Book 6272, Page 908, Register's office for Davidsion County, Tennessee to secure the payment of a note in the original amount of $34,800.00 payable as therein specified.

7. 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.

8. Rights of tenants under existing lease, if any.

9. The covenant to pay 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, which covenant shall be deemed to be a covenant running with the real property herein convyed until January 1, 1999, at which time the covenant shall automatically expire, as set forth in the Warranty Deed from Central Tennessee Investment Company, Inc. to Arthur Jones, Jr., of record in Book 5707, Page 881, Register's Office for Davidson County.

Grantors further covenant and bind themselves, their heirs, successors and assigns, to warrant and forever defend the title to said real estate to said Grantee, his heirs and assigns, against the lawful claims of all persons.

Grantee by acceptance of this deed hereby joins in and accepts, and agrees to be bound by the foregoing instruments creating Neely's Bend Condominium and Neely's Bend Condominium Association, Inc. Said Grantee further agrees hereby to pay all assessments whether special or general which are levied by Neely's Bend Condominium Association, Inc. in connection with Neely's Bend Condominium.

IN WITNESS WHEREOF, the parties have executed this instrument on this 20th day of July, 1989.

"GRANTORS"

ARTHUR JONES, JR.

JEAN H. JONES

"GRANTEE"

HENRY EDWARD GREEN

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Mimi S Hurd, a Notary Public in and for said County and State, Arthur Jones, Jr. and Jean H. Jones, 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 Goodlettsville, Tennessee, this 20th day of July, 1989.

NOTARY PUBLIC AT LARGE STATE OF TENN.

Notary Public

My commission expires: May 29, 1992

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Mimi S Hurd, a Notary Public in and for said County and State, Henry Edward Green, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this 20th day of July, 1989.

NOTARY PUBLIC AT LARGE STATE OF TENN.

Notary Public

My commission expires: May 29, 1992

5 1 0 6 9

IDENTIFICATION REFERENCE

JUL 21 10 05 AM '89

ELIA Z. WILSON REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7894 PAGE 404

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 37017.24
				CON TX 122.10
				PRFEE 1.00
				WDEED 9.00
				TOTAL 132.10
				CHECK 132.10
07/21/89	01			10:06 0001 7449

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5 1 0 6 9

IDENTIFICATION REFERENCE

JUL 21 10 06 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 231094



