mail to:

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This Instrument Prepared By:
Richard M. Davenport, Attorney
Suite 201, Arena Place
2001 Charlotte Avenue
Nashville, TN 37203

Address of New Owner(s):	Tax Bill:	Map-Parcel No.:
Martha Buzzard	Metro. Federal	147-2-B#5
550 Harding Place, A-105	Box 995	
Nashville, TN 37211	Nashville, TN 37202	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, HILDA B. RATNER, an unmarried person ("Grantor") has this day bargained and sold, and does hereby transfer and convey to MARTHA L. BUZZARD, an unmarried person ("Grantee"), her heirs, successors and assigns, land in Davidson County, Tennessee, fully described as follows:

Unit A-105, of Caldwell Court Condominiums created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 6188, page 744, 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 Caldwell Court Condominiums set forth in Exhibit A-2 of said Master Deed for a more complete indentification and description of such unit.

Being the same property conveyed to Hilda B. Ratner, an unmarried person by deed from Town & Country Properties, Inc. as of record in Book 6189, page 381, Register's Office for Davidson County, Tennessee.

This is improved property known as A-105, Caldwell Court Condominiums, 550 Harding Place, Nashville, Davidson County, Tennessee.

This conveyance is subject to 1989 taxes which have been prorated and assumed by the grantee. Grantee herein assumes an indebtedness to Metropolitan Federal Savings and Loan Association evidenced by a Deed of Trust of record in Book 6189, page 385, Register's Office for Davidson County, Tennessee.

Grantee, by acceptance of this deed, hereby joins in and accepts and agrees to be bound by the foregoing instruments creating Caldwell Court Condominiums and Caldwell Court Condominium Association, Inc. Grantee further agrees hereby to pay all assessments, whether special or general, which are levied by Caldwell Court Condominium Association, Inc. in connection with Caldwell Court Condominiums. Grantee specifically consents to the terms and conditions of Paragraph 8 of the Master Deed providing for the retention of a lien in favor of the Association to secure the payment of all such assessments and a power of sale to enforce the assessment lien.

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

AND Grantor covenants that she is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as herein set out. Grantor further covenants and binds herself, her successors and assigns to warrant and forever defend the title to said real estate to said Grantee, her heirs, successors and assigns against the lawful claims of all persons, except as herein set out.

[redacted]

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 20th day of November, 1989.

Hilda B. Ratner
HILDA B. RATNER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me personally appeared HILDA B. RATNER, an unmarried person to me known or proved to me on the basis of satisfactory evidence to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

Witness my hand and and seal, this 20th day of November, 1989.

Richard M. Davenport
NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $29,796.16.

Hilda B. Ratner
AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME, THIS 20th DAY OF NOVEMBER, 1989.

Richard M. Davenport
NOTARY PUBLIC

My Commission Expires: 11-10-91

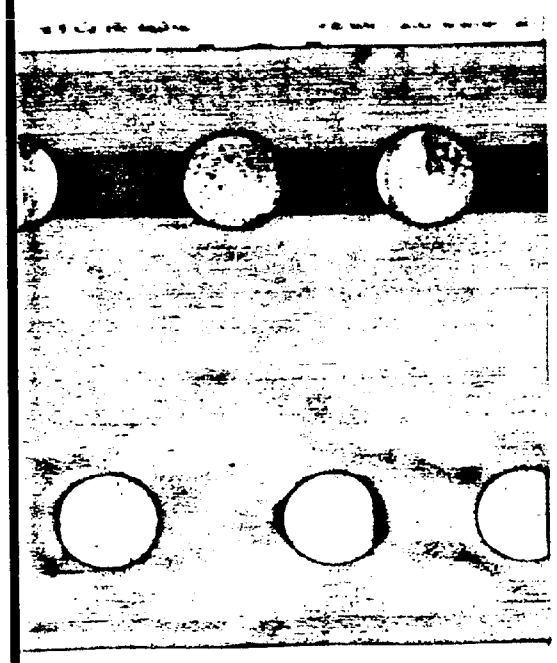
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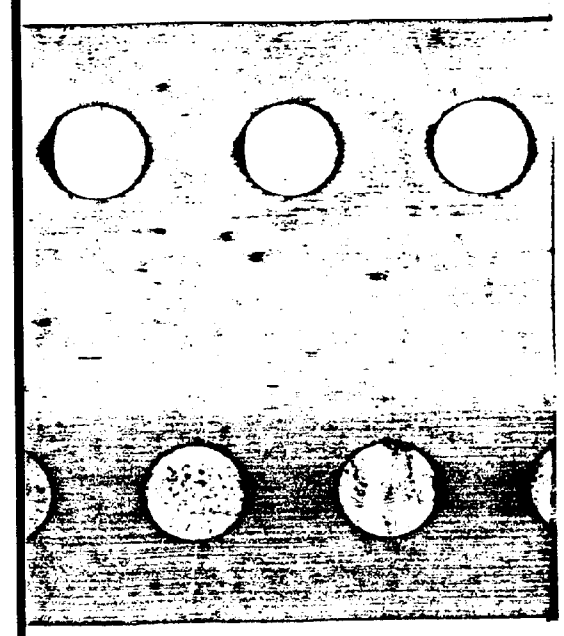
IDENTIF. TREFERENCE

Nov 20 3 27 PM '89

FELIX Z. ... REGISTER
DAVIDSON COUNTY TN.

6112 11/20 0101 03CHECK 105.34





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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 29796.16
CON TX 98.34
PRFEE 1.00
WDEED 6.00
TOTAL 105.34
CHECK 105.34

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/20/89 01 15:25 0001 6112

83514

IDENTIF. REFERENCE

Nov 20 3 27 PM '89

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.

No. 268821