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CAu

WARRANTY DEED BOOK 7989 PAGE 183

FROM: Maxine J. Shannon and Cheryl A. Shannon

TO: Dennis Bonner, an unmarried person

Address New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel
Dennis Bonner Pagoda Condominium Unit E-3 320 Welch Road Nashville, TN 37211	Metropolitan Federal Savings & Loan Association P.O. Box 995 Nashville, TN 37202-0995	Map 133-15-A Parcel 23

This instrument prepared by: DEARBORN & EWING, Attorneys, Suite 1200, One Commerce Place, Nashville, Tennessee 37239

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $32,678.31.

Dennis Bonner
AFFIANT

Subscribed and sworn to before me, this the 3rd day of November, 1989.

Carol A. Wilson
NOTARY PUBLIC

CAROL A. WILSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 1/23/93

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) the receipt of which is hereby acknowledged, Maxine J. Shannon and Cheryl A. Shannon, hereinafter called "Grantor," have this day bargained and sold, and do hereby transfer and convey unto Dennis Bonner, an unmarried person, hereinafter called "Grantee", Grantee's heirs, personal representatives, successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Unit No. E-3, of Pagoda Condominium 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 6111, page 22, 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 Pagoda Condominium set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of such Unit.

Being the same property conveyed to Maxine J. Shannon and Cheryl A. Shannon by deed from Pagoda Associates of record in Book 6111, page 471, Register's Office for Davidson County, Tennessee.

The subject property is not the usual place of residence of Grantor.

It is understood and agreed that Grantee will assume the indebtedness secured by a Deed of Trust of record in Book 6111, page 475, Register's Office for Davidson County, Tennessee.

This is improved property known as Pagoda Condominium, Unit E-3, 320 Welch Road, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, Grantee's successors and assigns, forever. Grantor covenants that it 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:

1. Property taxes for the year 1989, a lien but not yet due and payable.

2. Wrap Around Deed of Trust from Joseph N. Barker, Trustee, with full power to J. Murray Milliken, Trustee of record in Book 5610, page 665, said Register's Office.

3. Financing statement filed June 9, 1980, showing Joseph N. Barker, Trustee, as Debtor and Pagoda Apartments, a partnership as Secured Party of record in Book 5610, page 677, said Register's Office.

4. Terms, conditions, plat, easements, rights and liens as set forth in the Master Deed of Pagoda Condominium and the By-Laws appended thereto, of record in Book 6111, page 22, said Register's Office.

5. 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.

6. The Deed of Trust described above assumed by Grantee.

7. Terms and conditions of unrecorded lease to existing tenant, if any.

8. Right of others in and to the common elements.

Grantor further covenant and bind themselves, their heirs, personal representatives, successors and assigns, to warrant and forever defend the title to said real estate to said Grantee, Grantee's heirs, personal representatives, successors 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 above described Master Deed, By-Laws, Plat, and Charter creating Pagoda Condominium and Pagoda Condominium Association, Inc. Grantee further agrees hereby to pay all assessments whether special or general which are levied by Pagoda Condominium Association, Inc. in connection with Pagoda Condominium. Grantee 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 such assessments and a power of sale to enforce the assessment lien.

IN WITNESS WHEREOF, the parties have executed this instrument on this 17th day of November, 1989, as of November 30, 1989.

Maxine J. Shannon

Cheryl A. Shannon

"GRANTOR"

83867

IDENTIF. REFERENCE

Nov 21 3 22 PM '89

FILED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Maxine J. Shannon and Cheryl A. Shannon, 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 foregoing instrument for the purposes therein contained.

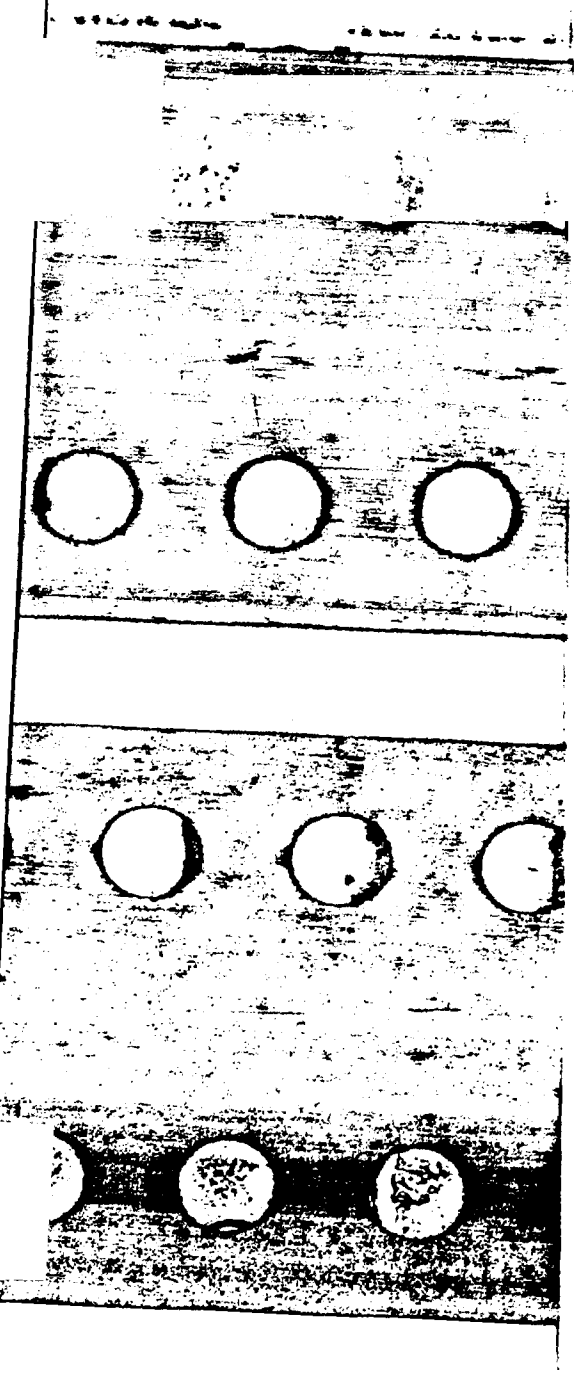
Witness my hand and seal, in Nashville, Tennessee, this the 17th day of November, 1989.

Carol A. Wilson
NOTARY PUBLIC

My Commission Expires: 1/23/93

CAROL A. WILSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

6524 11/21 0101 03CHECK 117.91



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7989 PAGE 186

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 32678.31
				CON TX 107.91
				PRFEE 1.00
				WDEED 9.00
				TOTAL 117.91
				CHECK 117.91
11/21/89	01		15:22 0001	652

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

838867

IDENTIF. TREFERENCE

Nov 21 3 22 PM '89

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.

No. 269328