This instrument prepared by:
AMES, SOUTHWORTH & CRAIN
105 Westpark Drive, Suite 450
Brentwood, TN 37027

Address New Owner:
Michael T. Groh
550 Harding Place, Unit C-110
Nashville, TN 37211

Send Tax Bills To:
(same as New Owner)

Map-Parcel Number:
147-2-B(48)

State of Tennessee)
County of Williamson)
The actual consideration or value, whichever is greater, for this transfer is
$32,726.64

Affiant

Subscribed and sworn to before me, this the 1st day of December, 1989.

Notary Public

My Commission Expires: 9 Oct 90

WARRANTY DEED

For and in consideration of the sum of Thirty-Two Thousand Seven Hundred Twenty-Six and 64/100ths Dollars (32,726.64) paid and to be paid by the assumption by Grantee of that certain Promissory Note dated December 1, 1983, in the original principal amount of $37,900.00, secured by a Deed of Trust of record in Book 6189, Page 65, Register's Office, Davidson County, TN, the receipt of which is hereby acknowledged, Southlease, a partnership formerly composed of Kevin T. Wilkinson and John M. Stewart, Jr., has this day bargained and sold and do hereby transfer and convey unto the Grantee Michael T. Groh, his heirs and assigns, the following described property:

> Unit C-110 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 identification and description of such Unit.
>
> Being the same property conveyed to Southlease, a partnership composed of Kevin T. Wilkinson and John M. Stewart, Jr., by deed from Town & Country Properties, Inc., of record in Book 6189, page 61, Register's Office for Davidson County, Tennessee.
>
> This is proved property known as Unit C-110, Caldwell Court Condominiums, 550 Harding Place, Nashville, Tennessee 37211.

[redacted]

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs, personal representatives, 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 covey it, and that the same is unencumbered, except for the following exceptions.

1. The lien of taxes for the year 1989 which are due and unpaid.

2. The Plan of record in Book 2331, page 38, Register's Office for Davidson County, Tennessee, shows an Owner's Certificate, a 10 foot easement for public utility and drainage purposes along the northeasterly line of the westerly reserved parcel of Tract 1, and a 2.5 x 20 foot utility anchor easement located on the southeasterly corner of the westerly reserved parcel of Tract No. 1.

3. Easement for sanitary sewers and/or storm drainage granted to Metropolitan Government of Nashville and Davidson County, Tennessee, recorded in Book 4895, page 829, said Register's Office.

4. Master Deed and By-Laws and Plat of Caldwell Court Condominiums of record in Book 6188, page 744, said Register's Office.

5. All applicable zoning and building laws and ordinances and the Horizontal Property Act of Tennessee.

6. Deed of Trust of record in Book 6189, page 65, Register's Office, Davidson County, Tennessee, executed by Southlease, a partnership composed of Kevin T. Wilkinson and John M. Stewart, Jr., to secure Town & Country Properties, Inc., its successors and assigns as their interest may appear, to include without limitation Metropolitan Federal Savings and Loan Association.

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said real estate to Grantee, his 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 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.

IN WITNESS WHEREOF, the parties have executed this instrument as of December 1, 1989.

1251 12/04 0101 03CHECK 117.91

Southlease, a partnership

By: Kevin L. Wilkinson
Kevin T. Wilkinson
Former Partner

By: John M. Stewart, Jr.
John M. Stewart, Jr., Partner

Grantee

Michael T. Groh
Michael T. Groh

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.
DEC 4 9 46 AM '89

IDENTIF. TREFERENCE

865530

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me Michael T. Groh, with whom I am personally acquainted (or on the basis of satisfactory evidence thereof), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of December, 1989.

Commission Expires: 9 Oct 90

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me Kevin T. Wilkinson, with whom I am personally acquainted (or on the basis of satisfactory evidence thereof), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of December, 1989.

Commission Expires: 9 Oct 90

Notary Public

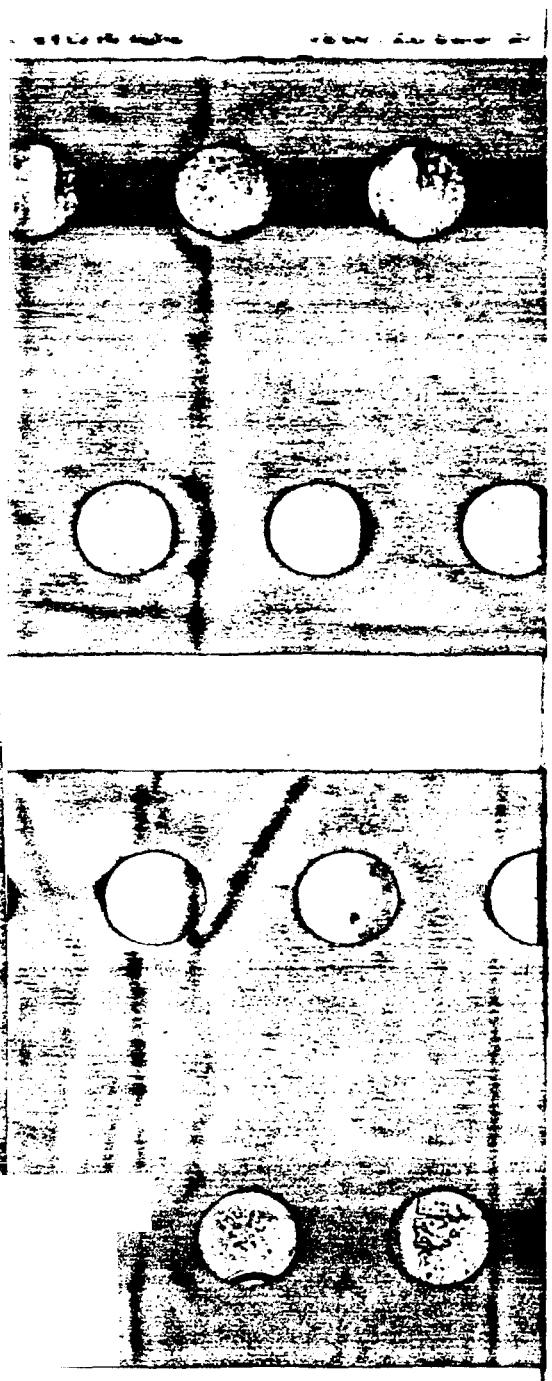
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me John M. Stewart, Jr., with whom I am personally acquainted (or on the basis of satisfactory evidence thereof), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of December, 1989.

Commission Expires: 9 Oct 90

Notary Public



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

RECEIVED OF _____

FOR _____

BOOK 7997 PAGE 79

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 32726.64
CON TX 107.91
PRFEE 1.00
WDEED 9.00
TOTAL 117.91
CHECK 117.91
12/04/89 01 09:43 0001 1251

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

86530

IDENTIF. REFERENCE

Dec 4 9 46 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 272464