Bk # 38

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This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

WALTER J. LENARD, UNMARRIED

TO

BILLY G. HAWKINS

For draftsman's use

This instrument prepared by
Nella Schneider Hunt, Attorney
Attorneys Title Company, Inc.
P. O. Box 3404
Nashville, TN 37219-0404

NAME	ADDRESS	
NAME & ADDRESS OF PROPERTY OWNER	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES	MAP-PARCEL NUMBERS
BILLY G. HAWKINS	FIDELITY FEDERAL SAVINGS & LOAN	133-11A-44CO
G-4 (NAME)	(NAME)	
500 Paragon Mills Road (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (P.O. ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

IDENTIF. REFERENCE 87121

Dec 5 2 10 PM '89

FELIX Z. ... DAVIDSON COUNTY TN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ 41,000.00 Billy G. Hawkins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 5th DAY OF December 1989

J. Ernest Smith
Notary Public

MY COMMISSION EXPIRES: March 11, 1991

(AFFIX SEAL)

For and in Consideration of the sum of Ten and No/100 ($10.00) DOLLARS

Cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, and in further consideration, the grantee has assumed and agreed to pay the remaining unpaid balance of a certain note which is secured by a deed of trust executed by the grantor herein to Vaden Lackey, Jr., Trustee, of record in Book 5518, page 493, Register's Office for Davidson County, Tennessee, to which reference is here made for a more particular description of said note and the terms and conditions of said deed of trust, the obligations of which are assumed by the said Grantee, I, Walter J. Lenard, unmarried **have bargained and sold, and by these presents do transfer and convey unto the said**

BILLY G. HAWKINS, AN UNMARRIED PERSON

his **heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:**

Land in Davidson County, Tennessee, being Unit No. G-4 of Canterbury Hall Condominium, a condominium or horizontal property regime established by Master Deed of record in Book 5440, page 255, Register's Office for Davidson County, Tennessee, as amended by Amendment to Master Deed of record in Book 5441, page 819, said Register's Office, and shown on a Plan of record in Book 5200, page 159, said Register's Office, to which reference is hereby made.

Being the same property conveyed to Walter J. Lenard by deed from Canterbury Hall Associates, a partnership composed of Kingsbury Enterprises, Inc., a Tennessee Corporation; Chalamel Corporation, a Tennessee Corporation; Chickering Development Company, a Tennessee Corporation, and Jenson Corporation, a Tennessee Corporation, of record in Book 5518, page 490, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

SEE ATTACHED EXHIBIT "A"

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unimproved ( )
This is improved (X) property, known as G-4 500 Paragon Mills Road Nashville, TN 37211
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said BILLY G. HAWKINS his heirs and assigns, forever.

And I do covenant with the said BILLY G. HAWKINS that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered., except as set out herein and 1989 property taxes which have been prorated and assumed by the grantee.

And I, Walter J. Lenard do further covenant and bind Myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Billy G. Hawkins his heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 5th day of December, 19 89

Walter J. Lenard
WALTER J. LENARD, UNMARRIED

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Walter J. Lenard, unmarried

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 Nashville, Tennessee, this 5th day of December, 19 89.

JoAnn Smith Notary Public

Commission Expires March 16 1991

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19___.

_____ Notary Public

Commission Expires _____

EXHIBIT "A"

1. The premises herein insured is a condominium apartment established pursuant to all the provisions 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 is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to 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; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Canterbury Hall Condominiums, of record in Book 5440, page 255, amended in Book 5441, page 819 Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto of record in Book 5440, page 298, amended in Book 5865, page 101, Register's Office for Davidson County, Tennessee.

2. Rights of others in and to the common elements

3. Deed of Conveyance for sanitary sewer of record in Book 4337, page 544, Register's Office for Davidson County, Tennessee.

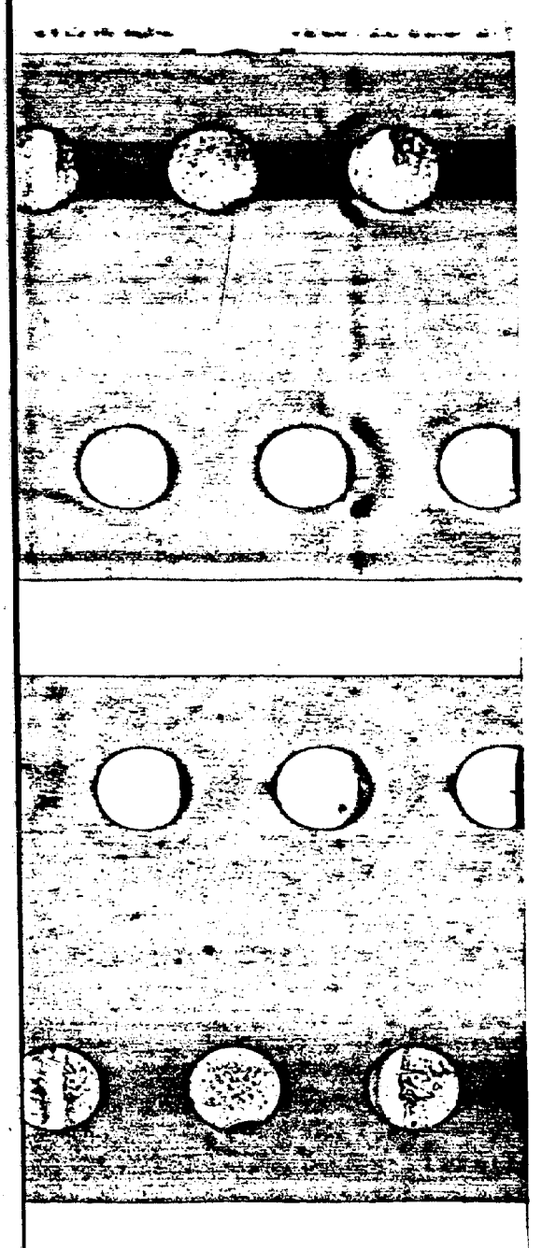
4. All matters shown on the Plan of record in Book 3842, page 235, and Book 5200, page 159, said Register's Office.

5. Easement for sanitary sewers and/or storm drainage of record in Book 4308, page 647, Register's Office for Davidson County, Tennessee.

1975 12/05 0101 03CHECK 145-30

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	41000.00
CON TX	135.30
PRFEE	1.00
MTGFEE	~~9.00~~
TOTAL	~~145.30~~
CHECK	145.30

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/05/89 01 14:10 0001 1975

87121

IDENTIF. REFERENCE

DEC 5 2 10 PM '89

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.

No. 273176