File box 57

This instrument prepared by:
Mark H. Westlake
21st Floor, First American Center
Nashville, Tennessee 37238-0091

BOOK 8042 PAGE 20

WARRANTY DEED

Address New Owners As Follows:	Send Tax Bills To:	Map Parcel No.
Julia Lydon, Unmarried 21 Vaughn's Gap Rd., Unit B-25 Nashville, TN 37205	Same	Map 129-15-A Parcel 25

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, and for further consideration the Grantee, by an Adjustable Mortgage Loan Assumption and Modification Agreement with Release of even date herewith has assumed and agrees to pay the unpaid principal balance of an indebtedness evidenced by a promissory note in the original principal amount of Sixty Three Thousand Nine Hundred ($63,900.00) Dollars secured by a Deed of Trust of record in Book 7207, page 857, Register's Office for Davidson County, Tennessee, HORTENSE MEDLIN DOWNARD, (hereinafter sometimes called "Grantor") does hereby transfer and convey unto JULIA LYDON, (hereinafter sometimes called "Grantee") her successors and assigns, all her right, title and interest in and to the following described tract of land:

> Property located in Davidson County, Tennessee, being Unit No. 25, of Belle Meade Highlands 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 7091, page 302, 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 Belle Meade Highlands Condominium as 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 Hortense Medlin Downard from United Residuals Limited, of record in Book 7707, Page 841, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said JULIA LYDON, her successors and assigns, forever.

AND HORTENSE MEDLIN DOWNARD does covenant with the said JULIA LYDON that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and that the same is unencumbered, except as follows:

1. Taxes for 1990.

2. Sanitary sewers and/or storm drainage easement recorded at Book 4816, page 427 and Book 4881, page 710, Register's Office for Davidson County, Tennessee.

3. All restrictions, encumbrances and interests described in the Master Deed and By-Laws recorded at Book 7091, page 302, Register's Office for Davidson County, Tennessee.

4. Deed of Trust executed by Hortense Medlin Downard to Wes Turner, Trustee, to secure United Residuals Limited, recorded in Book 7707, page 841, Register's Office for Davidson County, Tennessee and subsequently assigned to Metropolitan Federal Savings and Loan Association by assignment of record in Book 7707, page 851, re-recorded in Book 7759, page 757, Register's Office for Davidson County, Tennessee all of which buyer, JULIA LYDON, assumes full responsibility for payment to the holder in the amount of $62,979.93 all in accordance with the terms thereof.

AND HORTENSE MEDLIN DOWNARD does further covenant and bind herself, her heirs, representatives and assigns to warrant and forever defend the title to said land to the said JULIA LYDON, her successors and assigns against the lawful claims of all persons whomsoever.

GRANTEE, by acceptance of this Deed, hereby joins in and accepts, and agrees to be bound by, the aforementioned Master Deed and any other instruments creating Belle Meade Highlands and Belle Meade Highlands Condominium Association, Inc. Grantee further agrees to pay all assessments, whether special or general, which are levied by Belle Meade Highlands Condominium Association, Inc. in connection with Belle Meade Highlands.

ROBERT EUGENE DOWNARD, husband of HORTENSE MEDLIN DOWNARD joins herein for the purpose of transferring and conveying to the said JULIA LYDON any right, title or interest, whether marital or otherwise, which he may have in or to the property.

IN WITNESS WHEREOF, this Warranty Deed has been executed this 29th day of January, 1990.

Hortense Medlin Downard
HORTENSE MEDLIN DOWNARD

Robert E. Downard
ROBERT EUGENE DOWNARD

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 HORTENSE MEDLIN DOWNARD and husband, ROBERT EUGENE DOWNARD, 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 Nashville, Tennessee this 29th day of January, 1990.

Wanda S. Boyd
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

MY COMMISSION EXPIRES: 1-23-94.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $ 62,979.93.

Julia Lydon
AFFIANT

Wanda S. Boyd
NOTARY PUBLIC

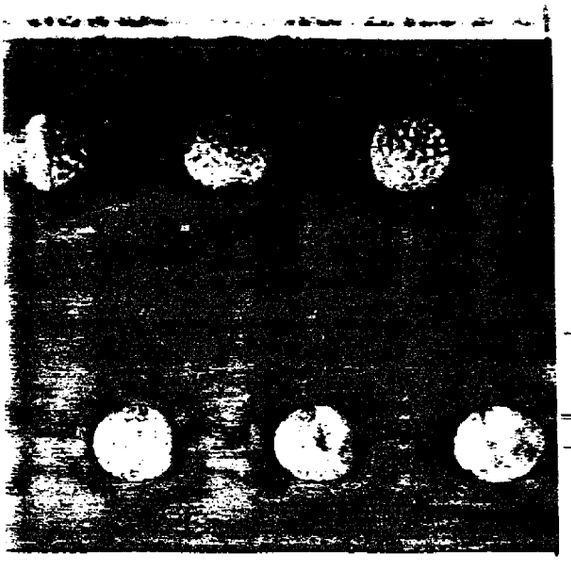
NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

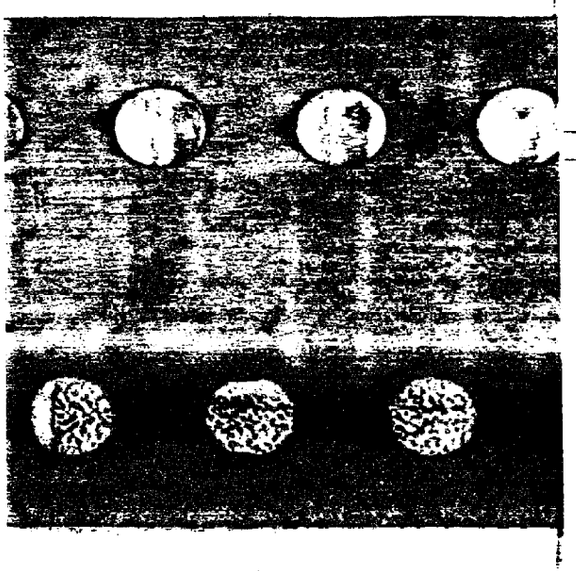
My Commission Expires: 1-23-94.

#184.04

002451 IDENTIF. TREFERENCE FEB 7 3 57 PM '90 REGISTER'S OFFICE DAVIDSON COUNTY TN.

12/02/07 0101 03CHECK 214.90





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

RECEIVED OF _____

FOR _____

BOOK 8042 PAGE 22

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 62979.93
				CON TX 207.90
				PRFEE 1.00
				MDEED 6.00
				TOTAL 214.90
				CHECK 214.90
02/07/90	01			15:56 0001 1219

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02451

IDENTIF. REFERENCE

FEB 7 3 57 PM '90

FELIX Z. WILSON
DAVIDSON COUNTY TN.

No. 291237