WARRANTY DEED

FROM: H & A Investments,
a general partnership,
Grantor

TO: Charles Akersloot, III,
Grantee

This instrument was prepared by:
M. Andrew Holland, Attorney
2000 Dominion Tower
150 Fourth Avenue North
Nashville, Tennessee 37219

Address New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
		Map 147-2-B
3321 Long Blvd.	3321 Long Blvd.	Parcel 83
Nashville, TN 37203	Nashville, TN 37203	

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Thirty-Two Thousand Three Hundred Eleven Dollars ($32,311.00).

Charles Akersloot
Affiant

SUBSCRIBED AND SWORN TO before me, this the 21st day of May, 1990.

B. Yvonne Curry
Notary Public

My Commission Expires: 9/11/90

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and in consideration of the assumption by the Grantee herein of the obligations of the grantor (as the term is used therein) pursuant to a Deed of Trust dated December 1, 1983 of record in Book 6240, page 629, Register's Office for Davidson County, Tennessee, and the obligations of the maker pursuant to the Promissory Note secured thereby, H & A Investments, a Tennessee general partnership composed of John William Hager, Catherine A. Hager, and Charles Akersloot, III as all of the general partners, Grantor, has bargained and sold, and by these presents does transfer and convey unto Charles Akersloot, III, Grantee, his heirs, successors, and assigns, certain real estate in Davidson County, State of Tennessee, described as follows, to-wit:

Unit E-101, 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 part of the same property conveyed to H & A Investments, a partnership composed of John William Hager, Catherine A. Hager and Charles Akersloot, III by deed from Town & Country Properties, Inc. of record in Book 6240, page 625, Register's Office for Davidson County, Tennessee.

This is improved property, known as Unit E-101, Caldwell Court Condominiums, 550 Harding Place, Nashville, Tennessee 37211.

This conveyance is expressly made subject to the following:

1. Taxes 1990, a lien, but not yet due and payable.

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. Deed of Trust of record in Book 6240, page 629, said Register's Office.

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 Condominiums 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 the property, in fee simple, with the appurtenances, estate, title, and interest thereto belonging to the Grantee, his heirs and assigns, forever.

And Grantor does covenant with the Grantee that Grantor is lawfully seized and possessed of the property in fee simple, has a good right to convey it, and the same is unencumbered and unrestricted except as to those matters set forth above to which this conveyance is expressly made subject.

And Grantor does further covenant and bind itself, its heirs and assigns, to warrant and forever defend the title to the property to the Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever except as to those matters set forth above to which this conveyance is expressly made subject.

IN WITNESS WHEREOF, H & A Investments, through its general partners, executed this document on this the 21 day of May, 1990.

H & A INVESTMENTS, a Tennessee General Partnership

By: John W. Hager
John William Hager, General Partner

By: Catherine A. Hager
Catherine A. Hager, General Partner

By: Charles Akersloot
Charles Akersloot, III, General Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 10th day of May, 1990, before me the undersigned, a Notary Public in and for said State and County, appeared John William Hager, to me known (or proved to me on the basis of sufficient evidence) to be the person who executed the foregoing instrument as a general partner of H & A Investments, and who acknowledges that he executed the same as the free act and deed of the said H & A Investments.

Witness my hand and seal at office on the day and date above written.

NOTARY PUBLIC

My Commission Expires: 11-27-93

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 21st day of May, 1990, before me the undersigned, a Notary Public in and for said State and County, appeared Catherine A. Hager, to me known (or proved to me on the basis of sufficient evidence) to be the person who executed the foregoing instrument as a general partner of H & A Investments, and who acknowledges that she executed the same as the free act and deed of the said H & A Investments.

Witness my hand and seal at office on the day and date above written.

NOTARY PUBLIC

My Commission Expires: 9/11/90

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 21st day of May, 1990, before me the undersigned, a Notary Public in and for said State and County, appeared Charles Akersloot, III, to me known (or proved to me on the basis of sufficient evidence) to be the person who executed the foregoing instrument as a general partner of H & A Investments, and who acknowledges that he executed the same as the free act and deed of the said H & A Investments.

Witness my hand and seal at office on the day and date above written.

B. Yvonne Greer
NOTARY PUBLIC

My Commission Expires: 9/11/90

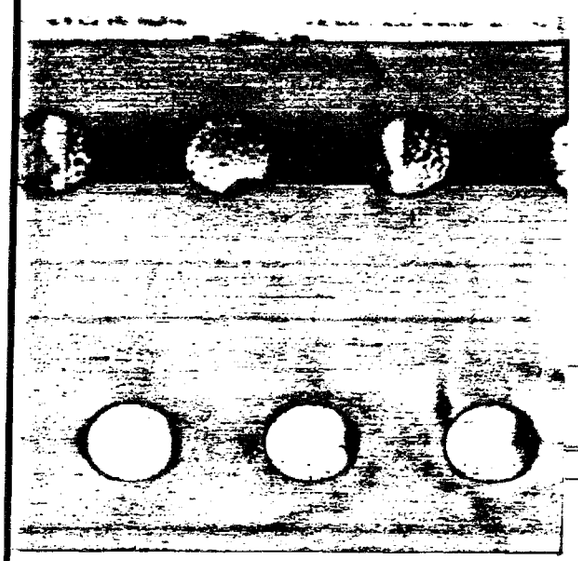
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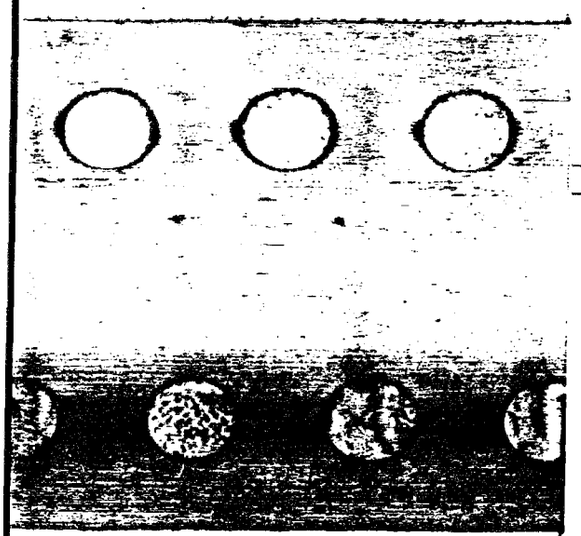
30465

IDENTIF. TREFERENCE

JUN 1 3 48 PM '90

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.





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

RECEIVED OF _____

FOR _____

BOOK 8121 PAGE 680

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 32311.00
CON TX 106.59
PRFEE 1.00
WDEED 9.00
TOTAL 116.59
CHECK 116.59

06/01/90 01 15:47 0001 6373

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

30465

IDENTIF. REFERENCE

JUN 1 3 48 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 324075