BOOK 8174 PAGE 234

FILE IN BOX #14
MAP 142-10-B, PARCEL 4

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 134,900.00 .

Affiant

Subscribed and sworn to before me this the 13th day of August, 1990.

My Commission Expires: 11/10/91

Notary Public

THIS INSTRUMENT PREPARED BY: PETER WEISS, ATTORNEY
DENNEY, LACKEY & CHERNAU, 424 Church Street, 13th Floor, Nashville, TN 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO - MORTGAGEE:
J. THOMAS WINDORFER	METROPOLITAN FEDERAL SAVINGS & LOAN ASSN.
(Name)	(Name)
407 Belle Pointe Drive	618 Grassmere Park, Suite 10
(Street Address)	(Street Address)
Nashville, TN 37221	Nashville, TN 37211
(City) (State) (Zip Code)	(City) (State) (Zip Code)

W A R R A N T Y D E E D

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, BARRY CONSTRUCTION CO., INC., a Tennessee Corporation, hereinafter called the "Grantor", has bargained and sold, and by these presents does transfer and convey unto J. THOMAS WINDORFER and wife, SANDRA S. WINDORFER, as tenants by the entirety, hereinafter called the "Grantees", their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 4 on the Plan of Belle Pointe, Phase One, a Planned Unit Development, of record in Book 6250, Pages 500 and 501, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a complete legal description thereof.

BEING part of the same property conveyed to Barry Construction Co., Inc., a Tennessee Corporation, by Deed from First Tennessee Bank National Association Franklin, National Banking Association, of record in Book 6330, Page 599, Register's Office for Davidson County, Tennessee.

AS part of the above consideration, the Grantees herein assume and agree to pay the unpaid balance owing on a certain Note executed by the Grantor herein, to Metropolitan Federal Savings and Loan Association, in the original principal amount of $118,000.00, of record in Book 7717, Page 653, Register's Office for Davidson County, Tennessee.

PREPARED SOLELY FROM INFORMATION PROVIDED BY THE PARTIES TO THE TRANSACTION.

This is improved property, known as 407 Belle Pointe Drive, Nashville, Tennessee 37221.

THE CONVEYANCE OF THE ABOVE PROPERTY IS MADE SUBJECT TO THE FOLLOWING:

1. Said premises are restricted by all of the requirements, conditions, easements, assessments, liens, uses, restrictions, limitations, burdens and other

undertakings, including the rights and interests of other lot owners within Belle Pointe; and including the requirement that all owners of lots in Belle Pointe to be members of the Belle Pointe Homeowners' Association, Inc., subject to assessment for the payment of costs incident to the maintenance of the common areas, the improvements thereon, and the administrative expenses of the Association, and providing for a lien to secure the payment thereof which is secondary to any first mortgage all as contained in instruments executed by the Grantor and recorded in Book 6689, Page 772, amended in Book 6702, Page 409, Book 6774, Page 774, Book 6862, Page 292, said Register's Office, which said instruments are included in this Deed by reference and made a part thereof the same as though copied herein verbatim.

2. Taxes for the current year which have been assumed by the Grantees herein.

3. Easements and minimum building setback lines, conditions of the Owner's Certificate and dedication of common areas as shown on the Plan of Belle Pointe, of record as aforesaid.

4. The fee title herein conveyed shall not extend beyond the individual lot lines or upon any roads which have been dedicated to the public, or upon any walkway, or other common property, and the fee title to such common property (designated "Common Area" on the Plan of Belle Pointe) is vested in Belle Pointe Homeowners' Association, Inc., for the common enjoyment of all members of said Association.

5. By-Laws of the Belle Pointe Homeowners' Association, Inc., of record in Book 6689, Page 783, amended in Book 7409, Page 224, and Book 7851, Page 215, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns forever; and it does covenant with the said Grantee(s) that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and it does further covenant and bind itself, its successors and/or assigns to warrant and forever defend the title to the said land to the said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantor has caused its name to be affixed hereto, by its duly authorized officer, on this 13th day of August, 1990.

4 9 2 2 8

IDENTIFICATION REFERENCE

AUG 14 3 41 PM '90

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

BARRY CONSTRUCTION CO., INC.,
A TENNESSEE CORPORATION

BY: _____
BARRY ZEITLIN,
TITLE: President

STATE OF TENNESSEE)
Davidson County)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared BARRY ZEITLIN, 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 President of BARRY CONSTRUCTION CO., INC., a Tennessee corporation, the bargainor, and that he as such President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as such officer.

Witness my hand and official seal at Nashville, Tennessee, this 13th day of August, 1990.

My Commission Expires: 11/10/91

_____
Notary Public

TAX PAID $452.17 CHECK

452.17

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 134900.00
CON TX 445.17
PRFEE 1.00
MDEED 6.00
TOTAL 452.17
CHECK 452.17

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/14/90 01 15:43 0001 9732

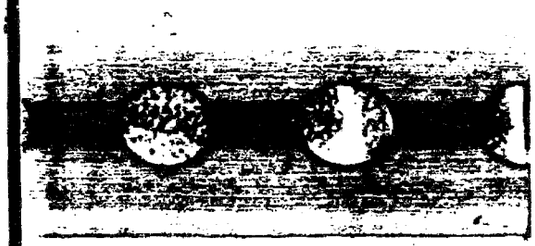


49228

IDENTIFICATION REFERENCE

AUG 14 3 43 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN



No. 346163