44

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $28,514.36.

Harry C Dillow
Affiant

Subscribed and sworn to before me this 7th day of December, 1990.

Edward J. Martin
Notary Public

My Commission Expires: 1/31/94

EB
This instrument prepared by:
Gullett, Sanford, Robinson & Martin
P. O. Box 2757
Third Floor
230 Fourth Avenue North
Nashville, TN 37219-0757
Box 44

Address new owner as follows:	Send Tax Bills to:	Map-Parcel Numbers
Harry C. Dillow 2929 Selena Drive, Unit 76 Nashville, TN 37211	Metropolitan Federal Savings and Loan Assn. 230 Fourth Avenue, North Nashville, TN 37219	119-14-A 6DA 35056

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **SANDRA L. BINKLEY, an unmarried person**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **HARRY C. DILLOW**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 76 on the Site Plan of Kingswood Condominiums, of record in Book 5200, page 520, 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 "C" of the Master Deed, as amended, establishing Kingswood Condominiums, of record in Book 6058, page 320, said Register's Office.

Being the same property conveyed to Sandra L. Binkley by deed from Ronald G. Grizzard and wife, Debra L. Grizzard, of record in Book 6290, page 208, Register's Office for said County.

This is improved property, known as 2929 Selena Drive, Unit 76, Nashville, Tennessee 37211.

This conveyance is made subject to:

1. Deed of Trust executed by Ronald G. Grizzard and wife, Debra L. Grizzard, to Thomas C. Scott, Trustee, of record in Book 6080, page 173, said Register's Office, dated June 13, 1983, to secure to Home Service Corporation, an indebtedness in the amount of $29,950.00, and any other sums which may be and become payable under the terms thereof, including but not limited to principal, interest and service fee.

Said Deed of Trust was assigned to Valley Federal Savings and Loan Association, of record in Book 6142, page 353, said Register's Office.

Said Deed of Trust was modified by Modification Agreement of record in Book 8177, page 877, said Register's Office.

2. Restrictive covenants contained in a deed from Airdrie Land Company to Alfred I. Roehm, dated July 18, 1932, filed July 25, 1932, of record in Book 909, page 48, said Register's Office.

3. Restrictive covenants contained in deed from Airdrie Land Company to Alfred I. Roehm and wife, dated April 9, 1934, filed April 26, 1934, and recorded in Book 919, page 393, said Register's Office.

4. Restrictive covenants contained in deed from Airdrie Land Company to Nashville Trust Company, dated March 5, 1934, filed March 29, 1934, and recorded in Book 928, page 752, as amended by instrument dated February 17, 1937, filed February 24, 1937 and recorded in Book 1001, page 539, said Register's Office.

5. Restrictive covenants contained in deed from Nashville Trust Company to F. T. Read and wife, dated September 5, 1934, filed September 8, 1934, and recorded in Book 946, page 252, said Register's Office.

6. Restrictive covenants contained in deed from Nashville Trust Company to W. R. Richards, dated September 4, 1934, filed September 11, 1934, and recorded in Book 919, page 628, said Register's Office, which are the same as in Book 946, page 252, said Register's Office.

7. Restrictive covenants contained in deed from Alfred I. Roehm and wife, to Arthur Crownover, Jr., dated March 26, 1948, filed April 7, 1948, and recorded in Book 1579, page 387, said Register's Office.

8. Restrictive covenants contained in deed from Arthur Crownover, Jr. and wife, to Alfred I. Roehm and wife, dated March 26, 1948, filed April 12, 1948, and recorded in Book 1581, page 55, said Register's Office, which are the same as in Book 1579, page 387, said Register's Office.

9. The premises herein described is a condominium apartment established pursuant to 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 of and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interests 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 limitation, all conditions, covenants, restrictions, options, burdens, liens, assessments, and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime of Kingswood Condominiums, of record in Book 6058, page 320, Register's Office for said County, and the By-Laws appended thereto of record in Book 6058, page 359, Register's Office for said County.

10. Rights of others in and to the common elements.

11. The Plan of record in Book 5200, page 233, Register's Office for said County, as corrected by Surveyor's Certificate of Correction, of record in Book 5565, page 424, said Register's Office, shows an Owner's certificate, certain public utility and sewer easements, to which plat reference is here made for the location and dimensions.

12. Easements for sanitary sewers and/or storm drainage granted Metropolitan Government of Nashville and Davidson County, Tennessee, by Nashville Boys' Club, Inc., across premises, as set out in Book 3645, page 9; Book 3822, page 25; Book 4259, page 977; and Book 4260, page 332, said Register's Office.

13. Lease Agreement dated April 24, 1979 by and between Solon Automated Service and Kingswood Kastle Apartments, of record in Book 5585, page 985, said Register's Office and Bill of Sale, of record in Book 5585, page 989, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and I do covenant with the said Grantee 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, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

WITNESS my hand this 7th day of December, 1990.

Sandra L. Binkley, an unmarried person

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **SANDRA L. BINKLEY**, an unmarried person, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of December, 1990.

Notary Public

My Commission Expires: 1/23/94

T. BRADING EDWARDS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

78234

IDENTIF. REFERENCE

DEC 7 2 42 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

760412/07 0101 03CHECK 104.05

OFFICIAL RECEIPT

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



RECEIVED OF _____

FOR _____

BOOK 8253 PAGE 692

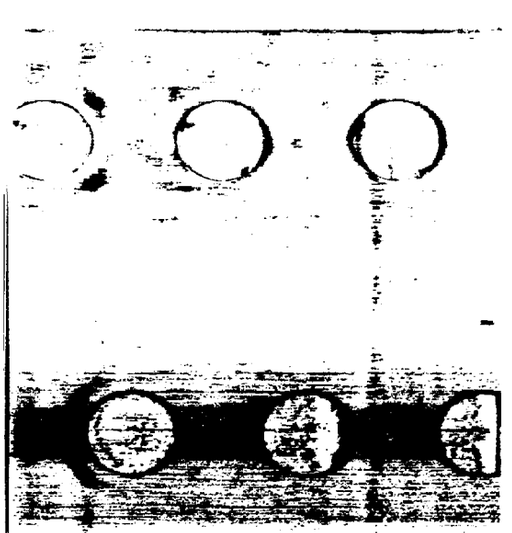


CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 28514.36
				CON TX 94.05
				PRFEE 1.00
				WDEED 9.00
				TOTAL 104.05
				CHECK 104.05
			12/07/90 01	14:42 0001 7604



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

78234

IDENTIF. TREFERENCE

DEC 7 2 42 PM '90

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

No. 380061