Address New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
West End Terrace, Inc. 3815 Cleghorn Nashville, TN 37215	Same as Owner	103-020C-47CO

This instrument prepared by: Boult, Cummings, Conners & Berry
222 Third Avenue, North, P.O. Box 198062, Nashville, Tennessee 37219

WARRANTY DEED

WHEREAS, West End Terrace, Inc. ("WETI") was awarded a judgment in the amount of Fifty Two Thousand Four Hundred Seventy Three and 92/100 Dollars ($52,473.92) (the "Judgment") against J.W. Cooke and wife, Esther M. Cooke ("Grantors") in Humphries, et al. v. West End Terrace, Inc. (89-492-III); and

WHEREAS, in order to avoid further litigation expenses and in connection with a settlement agreement dated November 12, 1990 by and between WETI and Grantors, Grantors wish to convey the Property to Lender in exchange for a partial reduction in the amount of the Judgment;

NOW, THEREFORE, in consideration of Lender's forgiveness of TWENTY FIVE THOUSAND AND NO/100 DOLLARS ($25,000.00) of the Judgment, the sufficiency of which is acknowledged, Grantors hereby convey to WETI certain land, with all improvements thereon, being more particularly known as follows:

> Unit No. 47, as shown on the Plan of West End Terrace, a Condominium Development, together with an undivided percentage interest in the Common Elements appurtenant to said unit, as set forth in the Master Deed establishing West End Terrace, a Condominium, of record in Book 6657, page 549, Register's Office for Davidson County, Tennessee (the "Property").
>
> Being a portion of the same property conveyed to J.W. Cooke and wife, Esther M. Cooke by instrument recorded in Book 6674, page 640, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to WETI, its successors and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the items set forth on Exhibit A which is attached hereto and incorporated herein by reference.

Grantors covenant with WETI that Grantors are lawfully seized and possessed of the Property in fee simple; that Grantors have a good right to convey the Property; and that the Property is unencumbered except as set forth herein.

Grantors further covenant to warrant and forever defend the title to the Property to WETI, its successors and assigns against the lawful claims of all persons, whomsoever.

Executed this 12th day of November, 1990.

J. W. Cooke

Esther M. Cooke

This is improved property, known as Unit 47 West End Terrace Condominium.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $25,000.00.

Affiant VICE-PRES WET, INC.

Subscribed and sworn to before me this 26 day of ~~November~~ DECEMBER, 1990.

Notary Public
My Commission Expires: 5/29/94

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, TERESA LETELLIER, Notary Public, J. W. Cooke, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 12th day of November, 1990.

Teresa LeTellier
Notary Public
My Commission Expires: 11-27-93

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, TERESA LETELLIER, Notary Public, Esther M. Cooke, 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 12th day of November, 1990.

Teresa LeTellier
Notary Public
My Commission Expires: 11-27-93

LEMcprdeed

8270

IDENTIF. TREFERENCE

DEC 31 2 10 PM '90

FELIX Z. [illegible]
DAVIDSON COUNTY TN.

3207 12/31 0101 03CHECK 95.50

EXHIBIT A

1. Limitations and conditions imposed by the "Tennessee Horizontal Property Act" as set out in Sections 66-27-101 et seq. of the Tennessee Code Annotated;

2. The terms, provisions, covenants, conditions and rights established by and contained in the Master Deed and Bylaws for West End Terrace, a Condominium, recorded in Book 6657, page 549, Register's Office for Davidson County, Tennessee;

3. Restrictive covenants contained in instrument of record in Book 3642, page 417, said Register's Office;

4. Rights with reference to an 8 inch sanitary sewer shown on Plans for Project No. 64-s-16 on file in the Office of Metropolitan Sewerage Service Division, as referred to in deed of conveyance of record in Book 3840, page 386, said Register's Office;

5. Easement for sanitary sewers and/or storm drainage granted Metropolitan Government by William G. Blackman, of record in Book 3859, page 859, said Register's Office;

6. Permanent and temporary construction easements as set out in Final Orders of record in Book 5894, page 97 and 101, said Register's Office;

7. An easement for television cable granted Viacom Cablevision by instrument of record in Book 5974, page 755, said Register's Office;

8. An unrecorded lease agreement with Home Coin Laundry dated December 6, 1977;

9. Rights of tenants in possession under existing leases;

10. Title to that portion of the premises lying within the boundaries of any highways or roads;

11. Subordination and Non-Disturbance Agreement of record in Book 7937, page 734 said Register's Office;

12. Deeds of Trust of record as subsequently assigned in Book 4651, page 689, Book 4679, page 973, Book 6056, page 451, Book 4651, page 680, Book 4679, page 975, Book 6056, page 421, Book 6628, page 383, Book 6628, page 414, and Book 6628, page 445; Assignments of Rents of record, as subsequently assigned in Book 4651, page 696, Book 4651, page 687, Book 4679, page 978, Book 4679, page 976; Financing Statements of record in Book 4651, page 692, Book 5269, page 140, Book 6027, page 662, Book 4680, page 444, Book 6056, page 484, Book 6147, page 390, Book 4651, page 683, Book 5269, page 141, Book 6027, page 661, Book 4680, page 443, Book 6628, page 412, and Reference No. DO1691, Book 6628, page 4431 and Reference No DO1692, Book 6628, page 458, and Reference No. DO1693, Book 6056, page 481 in said Register's Office and Financing Statements filed in the Office of the Secretary of State of Tennessee under Reference Nos. 270293, 270294, 270295.

LEMcprdeed

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8266 PAGE 796

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	25000.00
CON TX	82.50
PRFEE	1.00
WDEED	12.00
TOTAL	95.50
CHECK	95.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 08 0001 3207

8270

IDENTIF. REFERENCE

DEC 31 2 10 PM '90

FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY TN.

No. 385576