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This Form furnished by Attorneys Title Company, Inc.

Form No. WD-3

FROM

Kenneth F. Petrik,
unmarried

TO

Ross A. Wilson

For draftsman's use

Prepared by:
D.W. McMackin
P.O. Box 2758
Nashville, TN 37219-2758

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ross A. Wilson (NAME)	Same (NAME)	
11 Music Square East, Unit 501 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	93-13A501C0
Nashville, TN 37203 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	10W07992

(FOR REGISTER'S USE)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$63,050.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 4th DAY OF January, 19 91

Notary Public

MY COMMISSION EXPIRES: 11/26/94

(AFFIX SEAL)

For and in Consideration of the sum of Ten and NO/100 ---------- ($10.00) ---------- DOLLARS

cash in hand and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Kenneth F. Petrik, unmarried, has

84014

IDENTIF. REFERENCE

JAN 7 1 37 PM '91

FELIX Z. WILSON
DAVIDSON COUNTY TN.

3120 01/07 0101 03CHECK 217.90

~~bargained~~ and sold, and by these presents do transfer and convey unto the said

Ross A. Wilson,

~~his~~ heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Form No. WD3a

Land in Davidson County, Tennessee, being Unit No. 501 of Spence Manor Condominiums created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, as established by a Master Deed of record in Book 6794, page 219, 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 Spence Manor Condominiums 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 Kenneth F. Petrik by deed from Spence Manor Joint Venture, a Tennessee partnership of record in Book 7876, page 745, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 1991 real estate taxes, a lien not yet due and payable which have been prorated and assumed by Grantee.

2. Master Deed establishing a Horizontal Property Regime of Spence Manor Condominium of record in Book 6794, page 219, Register's Office for said County, and the By-Laws appended thereto, including liens for assessments as provided therein, easements and restrictions as contained therein, of record in Book 6794, page 260, Register's Office for said County.

3. Matters shown on a survey dated September 24, 1982 by Turner Engineering Co., Inc., including an encroachment of the back sidewalk on the northeast corner of the property and four water mains and water valve along the eastern property line (Music Square East), together with an encroachment of the block and concrete wall located on the subject property on the south side, and such other matters as an accurate survey of the premises would show.

4. Rights of any tenant of the property.

5. Easements and restrictions of record.

This is unimproved ( ) improved (X) property, known as Unit 501, 11 Music Square, East, Nashville, TN 37203
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Ross A. Wilson, his heirs and assigns, forever.

And I do covenant with the said Ross A. Wilson 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, except as provided above.

And Kenneth F. Petrik, unmarried, does ~~for~~ further covenant and bind himself and his heirs and representatives, to warrant and forever defend the title to the said land to the said Ross A. Wilson, his heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand on this 4th day of January, 19 91, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Kenneth F. Petrik
Kenneth F. Petrik, unmarried

Form No. WD3b

STATE OF TENNESSEE
Davidson County.

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kenneth F. Petrik

the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 24th day of January, 19 91.

Commission Expires 11/26/94

Notary Public

STATE OF .....
County of .....

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this _____ day of _____, 19___.

_____ Notary Public

Commission Expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

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 _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19___.

_____ Notary Public

Commission Expires _____

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	63050.00
CON TX	207.90
PRFEE	1.00
WDEED	9.00
TOTAL	217.90
CHECK	217.90

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/07/91 01 13:36 0001 3120

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IDENTIF. T REFERENCE

JAN 7 1 37 PM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 387020