This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

.....

.....

TO

.....

For draftsman's use

Prepared by:

Thomas O. H. Smith, Jr.
Attorney at Law
100 Westwood Place, Suite 300
Brentwood, Tennessee 37027

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Helmsman Realty, Inc. (NAME)	Helmsman Realty, Inc. (NAME)	095-02-0 A
6225 Smith Avenuve - Al (STREET ADDRESS OR ROUTE NUMBER)	6225 Smith Avenue Al (STREET ADDRESS)	115.0
Baltimore, Maryland 21209 (CITY) (STATE) (P. O. ZIP)	Baltimore, Maryland 21209 (CITY) (STATE) (ZIP)	03DZ 85977

(FOR REGISTER'S USE)

91699

IDENTIF. REFERENCE

FEB 8 3 11 PM '91

DAVIDSON COUNTY TN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 67,667.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 DAY OF February 19 91.

B. Edwards
Notary Public

~~MY COMMISSION EXPIRES~~: Dep Reg

(~~AFFIX SEAL~~)

For and in Consideration of the sum of ($67,667.00) Sixty-seven Thousand Six Hundred Sixty-seven and no/100 DOLLARS cash in hand paid by Helmsman Realty, Inc., the receipt of which is hereby acknowledged, we

5461 02/08 0101 03CHECK 230.41

Michael A. Harty and wife,

Nanette M. Harty have bargained and sold, and by these presents do transfer and convey unto the said Helmsman Realty, Inc., a Maryland Corporation, whose principal offices are located at 6225 Smith Avenue, Baltimore, Maryland, its ~~heirs~~ successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 15 on the Plan of Cottage Place Condominiums of record in Book 6520, Page 816-823, Register's Office for said County, to which reference is made for a more complete description. Together with an undivided interest in the common elements, all as described in the Master Deed, Declaration of Cevenants, Conditions and Restrictions, of record in Book 6569, Page 212, and by Second Amendment of record in Book 6636, Page 722, said Register's Office.

Being the same property conveyed to Michael A. Harty and wife, Nanette M. Harty by deed of record in Book 7807, Page 969, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 64-2701 et. seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, contained in the Master Deed Establishing a Horizontal Property Regime of Cottage Place Condominiums, of record in Book 6520, Page 745, as amended by Amendment of record in Book 6569, Page 212, and by Second Amendment of Record in Book 6636, Page 722, said Register's Office.

WD-2

This is ~~unimproved~~ improved (XX) property, known as 115 Cottage Place, Nashville, TN 37214
(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 Grantee, Helmsman Realty, Inc., its successors ~~heirs~~ and assigns, forever.

And we do covenant with the said Grantee, Helmsman Realty, Inc. that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And we, Michael A. Harty and wife, Nanette M. Harty do further covenant and bind ourselves and our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee its successors ~~heirs~~ and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 25th day of January, 1991.

Michael A. Harty (signature)
Michael A. Harty

Nanette M. Harty (signature)
Nanette M. Harty

STATE OF ~~TENNESSEE~~ MARYLAND }
~~COUNTY~~ CITY OF ~~DAVIDSON~~ Baltimore }

Personally appeared before me, Christina M. Fiorino, a Notary Public in and for said County and State, the within named Michael A. Harty

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Baltimore, ~~Tennessee~~ Maryland, this 25th day of January, 1991

Christina M. Fiorino (signature), Notary Public.

Commission expires March 1, 1993

STATE OF ~~TENNESSEE~~ Maryland }
COUNTY OF ~~DAVIDSON~~ Baltimore }

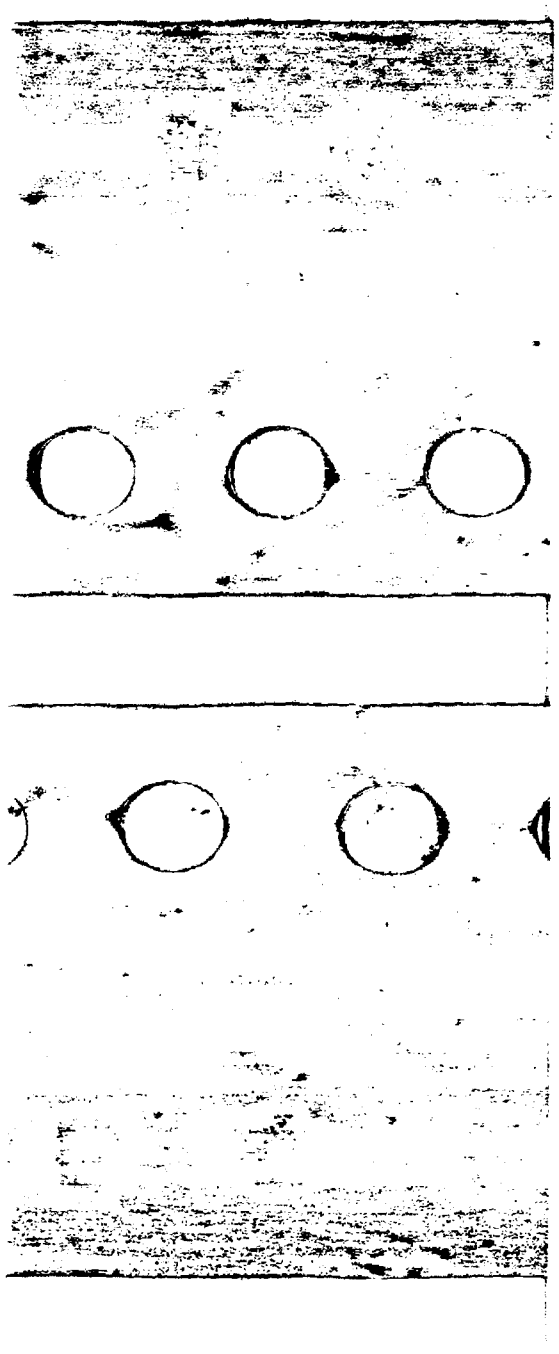
Before me, Teresa M. Bernoski, a Notary Public of the State and County aforesaid, personally appeared Nanette M. Harty, with whom I am personally acquainted, and who acknowledged that she ~~and who, upon oath, acknowledged self to be of the the within named bargainor, a corporation, and that s he as such being authorized so to do,~~ executed the foregoing instrument for the purpose therein contained, ~~by singing the name of the corporation by self as~~.

Witness my hand and seal, at office in Baltimore, Maryland this 4th day of February, 1991

Teresa M. Bernoski (signature), Notary Public.

TERESA M. BERNOSKI
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires August 29, 1993

Commission expires



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8290 PAGE 44

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 67667.00
CON TX 223.41
PRFEE 1.00
WDEED 6.00
TOTAL 230.41
CHECK 230.41

02/08/91 01 15:10 0001 5461

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

91699

IDENTIF. REFERENCE

FEB 8 3 11 PM '91

FELIX Z. WILSON, II
DAVIDSON COUNTY TN.

No. 395785