WARRANTY DEED

BOOK 8320 PAGE 747

FROM: FREEMAN WEBB DEVELOPERS, INC.
TO: James H. Orr and wife, Donie C. Orr

Address New Owner(s):

Mr. & Mrs. James Orr
6680 Charlotte Pike Apt. G-4
Nashville, TN 37209

Send Tax Bills to:
Freeman Webb Developers
2205 State Street
Nashville, Tennessee 37203

Map-Parcel No.
102-7-A-44CO

This instrument prepared by: Mimi S. Hurd, Attorney at Law, 2205 State Street, Nashville TN 37203 mail

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $42,000.00.

James H. Orr
AFFIANT

Subscribed and sworn to before me, this the 27th day of March, 1991.

NOTARY PUBLIC

My commission expires: May 20, 1992

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS, cash in hand paid by the hereinafter named Grantees and other good and valuable considerations, the receipt of which is hereby acknowledged, FREEMAN WEBB DEVELOPERS, INC. hereinafter called "Grantor," has this day bargained and sold, and does hereby transfer and convey unto JAMES H. ORR and wife, DONIE C. ORR, hereinafter called "Grantees", their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Apartment Unit G-4 of West Meade Condominium created under Title 66, Chapter 27, Sections 101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 5923, Page 704, 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 West Meade Condominium of record in Book 5200, page 430, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Freeman Webb Developers, Inc. by Trustee's Deed from Stephen C. Baker, Trustee of record in Book 7786, Page 491, Register's Office for Davidson County, Tennessee.

This is improved property, known as Unit No. G-4 West Meade Condominium, 6680 Charlotte Pike, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees, their heirs and assigns, forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except:

1. Taxes for the year 1991 funds for which are held in escrow by Freeman Webb Developers, Inc.

2. All terms and provisions of the Master Deed of record in Book 5923, Page 704, Register's Office, Davidson County, Tennessee. Said Master Deed was amended in Book 6277, Page 653.

3. All terms and provisions of the Charter of West Meade Condominium Association, Inc., of record in the Office of the Secretary of State of Tennessee and in the Register's Office for Davidson County, Tennessee, and the By-Laws and Rules and Regulations of said corporation.

4. Easements, restrictions and encroachments as shown on the plat of West Meade Condominium of record in Book 5200, page 430, Register's office, Davidson County, Tennessee.

5. Sanitary sewers and/or storm drainage easement conveyed to Metropolitan Government of Nashville, Davidson County, Tennessee of record in Book 4520, page 836, said Register's Office.

6. Such liens and other matters, if any, against which Grantees' title insurer commits to insure Grantees from loss as provided in the title insurance policy provided Grantees by Grantor.

7. Rights of tenants under existing lease, if any. Grantors further covenant and bind themselves, their heirs, successors and assigns, to warrant and forever defend the title to said real estate to said Grantees, their heirs and assigns, against the lawful claims of all persons.

Grantees, as part of the consideration for this conveyance, further agree to pay all real property taxes assessed against the real property herein conveyed to Grantees on or before January 1 of each year following the year for which such taxes are assessed. Grantees agree that if such taxes are not paid by said date, then Freeman Webb Developers, Inc. shall have the right to collect from Grantees the amount of such taxes paid plus interest from the date of such payment at the highest rate permitted to be charged under the laws in effect from time to time, together with all costs of collection, including reasonable attorneys' fees. This covenant of Grantees shall be binding upon their heirs, personal representatives, successors and assigns, and shall be deemed to be a covenant running with the real property herein conveyed until January 1, 1994, at which time the covenant of Grantees contained in this paragraph shall automatically expire.

Grantees by acceptance of this deed hereby join in and accept, and agree to be bound by the foregoing instruments creating West Meade Condominium and West Meade Condominium Association, Inc. Said Grantees further agree hereby to pay all assessments whether special or general which are levied by West Meade Condominium Association, Inc. in connection with West Meade Condominium. Grantees specifically consent to the terms and conditions of Paragraph 7 of the Master Deed as amended providing for the retention of a lien in favor of the Association to secure the payment of all such assessments and power of sale to enforce the assessment lien.

IN WITNESS WHEREOF, the parties have executed this instrument on this 27th day of March, 1991.

"GRANTOR"

FREEMAN WEBB DEVELOPERS, INC.

BY: W. H. Freeman

ITS: President

"GRANTEES"

James H. Orr

James H. Orr

Donie C. Orr

Donie C. Orr

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Mimi S. Hurd, a Notary Public in and for said County and State, L.H. Freeman as President for the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the President of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of March, 1991.

Mimi S. Hurd
Notary Public

My commission expires: May 20, 1992

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Mimi S. Hurd, a Notary Public in and for said County and State, James H. Orr and Donie C. Orr, the bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of March, 1991.

Mimi S. Hurd
Notary Public

My commission expires: May 20, 1992

03206

IDENTIF. REFERENCE

APR 1 2 26 PM '91

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

0874 04/01 0101 03CHECK 148.60



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 42000.00
CON TX 138.60
PRFEE 1.00
WDEED 9.00
TOTAL 148.60
CHECK 148.60

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/01/91 01 14:27 0001 0874

03206

IDENTIF. T REFERENCE

APR 1 2 26 PM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 408982