THIS INSTRUMENT PREPARED BY:
Joseph B. Pitt, Jr., Attorney
315 Deaderick Street
Suite 105
00263680

WARRANTY DEED

BOX 35 BOOK 8369 PAGE 272

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Phil K. George	Sovran Mortgage Corporation	MAP 103-16C
(MAIL)	(NAME)	
4225 Harding Road, Unit	P.O. Box 25388	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PARCEL 508 Co
508 Nashville, TN 37205	Richmond, VA 23250-6388	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100----------
----------$10.00---------- *Dollars,*

Cash in hand paid by Phil K. George, and other good and valuable considerations accepted as cash, the receipt and sufficiency of which are hereby acknowledged,

William P. Bruce, Sr. and wife, Jane M. Bruce

have this day bargained and sold, and do hereby transfer and convey unto the said Phil K. George, a single person

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

A Condominium Unit in Davidson County, Tennessee, being Unit 508 on the Plan of Wellington Arms Condominium, of record in Book 5200, page 316, Register's Office for Davidson County, Tennessee, together with any appurtenant rights, ownership of such unit shall additionally convey as set forth in the Master Deed of record in Book 5721, page 241, and amended in Book 5740, page 397, Register's Office for Davidson County, Tennessee.

~~Being the same property conveyed to William P. Bruce, Sr. and wife, Jane M. Bruce by deed from CRC Equities, Inc., of record in Book 5932, page 678, Register's Office of Davidson County, Tennessee.~~

Being the same property conveyed to William P. Bruce, Sr. by deed from CRC Equities, Inc., of record in Book 5932, page 678, Register's Office of Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 55,000.00

Subscribed and sworn to before me this the 4th *day of* June 19 91

Affiant

My commission expires: 1-23-93 *(Affix Seal)*

Notary Public

STATE OF TENNESSEE REAL ESTATE TRANSFER TAX

unimproved ( )
This is improved (X) property, known as 4225 Harding Road, Unit 508, Nashville, TN 37205
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered., except for those matters shown at Exhibit "A" page 2.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 our hands this 4th *day of* June 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.*

William P. Bruce, Sr.

Jane M. Bruce

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me the undersigned, *a Notary Public in and for said County and State* William P. Bruce, Sr. and wife, Jane M. Bruce

the within named bargainor S, *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* 4th *day of* June, *19* 91

Notary Public

Commission expires 1/23/93

20497

IDENTIFICATION

JUN 7 11 04 AM '91

1820 06/07 0101 03CHECK 198.50

Exhibit "A"

1. Taxes for 1991: A lien, but not yet due or payable.

2 All matters as shown on the plan of record in Book 5210, page 341, Register's Office for Davidson Count, Tennessee, which includes an owner's certificate, a 40 foot joint ingress and egress easement across the northwesterly portion of said lot and a portion of a 20-foot joint ingress and egress easement along the southeasterly lot line.

3. Subject to easements, rights and interest 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 and By-Laws for Wellington Arms Condominium, of record in Book 5721, page 241, and instrument of correction to Master Deed for Wellington Arms Condominium, of record in Book 5740, page 897, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto, of record in Book 5721, page 288, Register's Office for Davidson County, Tennessee.

4. Subject to matters shown on the Plan of record in Book 5200, page 316, Register's Office for Davidson County, Tennessee.

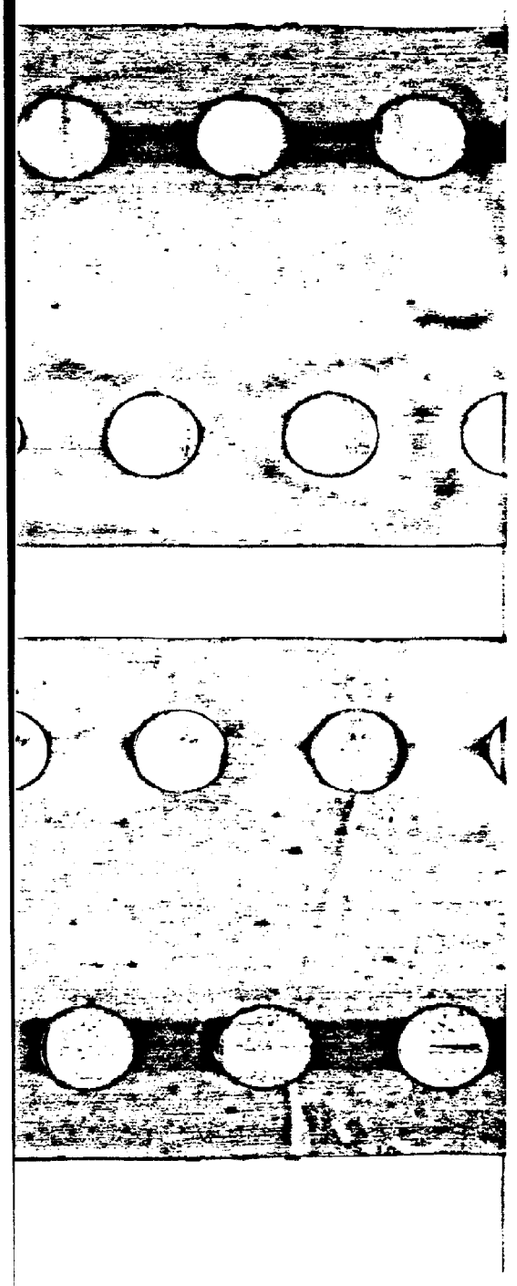
5. Agreement for Dedication of Easement for Sanitary Sewers, of record in Book 7692, page 861, Register's Office for Davidson County, Tennessee.

WARRANTY DEED

FROM

TO

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8369 PAGE 274

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 55000.00
CON TX 181.50
PRFEE 1.00
MDEED 6.00
TOTAL 188.50
CHECK 188.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/07/91 01 11:05 0001 1820

20497

IDENTIFICATION REFERENCE

JUN 7 11 04 AM '91

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY

No. 428889