3 8 6 8 9

AUG 13 3 57 PM '91

BOOK 8419 PAGE 234

WARRANTY DEED

FROM: Gordon Gilreath, Trustee

TO: Sidney Gilreath

Address New Owner(s) as follows:	Send Tax Bills to:	Map-Parcel
Sidney Gilreath 550 Main Avenue Suite 600 P.O. Box 1270 Knoxville, TN 37901-1270	(SAME)	Map 93-13-A; Parcel 404

This instrument prepared by: DEARBORN & EWING, Attorneys, Suite 1200, One Commerce Place, Nashville, Tennessee 37239

STATE OF TENNESSEE)
COUNTY OF KNOX)

The actual consideration or value, whichever is greater for this transfer is $106,500.00.

Sidney W. Gilreath
AFFIANT

Subscribed and sworn to before me, this the 1st day of AUGUST, 1991.

Sharon G. Stegall
NOTARY PUBLIC

My Commission Expires: 3/21/94

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) the receipt of which is hereby acknowledged, Gordon Gilreath, Trustee, hereinafter called "Grantor," has this day bargained and sold, and does hereby transfer and convey unto Sidney Gilreath hereinafter called "Grantee", (whether one or more persons or entities) Grantee's heirs, personal representatives, successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Unit 404, of Spence Manor Condominium created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and 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 Condominium as set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of such Unit.

Being part of the same property conveyed to Spence Manor Joint Venture, a Tennessee partnership, by deed of record in Book 5957, page 414, Register's Office for Davidson County, Tennessee.

This is improved property known as Unit 404, Spence Manor Condominium, 11 Music Square East, Nashville, Tennessee 37203.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, Grantee's personal representatives, successors 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 which are not yet due and payable.

2. The survey dated 9/24/82, by Turner Engineering Co., Inc., shows an encroachment of the back sidewalk on the northeast corner of the property line (Music Square East), together with an encroachment of the block and concrete wall located on the subject property for a distance of 120' upon the Zambon property adjoining subject property on the south side.

3. Rights of tenants in possession not disclosed by the public records.

4. Master Deed, By-Laws, and Plat of Spence Manor Condominium of record in Book 6794, page 219, Register's Office for Davidson County, Tennessee.

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said real estate to said Grantee, Grantee's personal representatives, successors and assigns, against the lawful claims of all persons.

Grantee, by acceptance of this deed, hereby joins in and accepts, and agrees to be bound by the foregoing instruments creating Spence Manor Condominium and Spence Manor Condominium Association, Inc. Grantee further agrees hereby to pay all assessments, whether special or general, which are levied by Spence Manor Condominium Association, Inc. in connection with Spence Manor Condominium. Grantee specifically consents to the terms and conditions of Paragraph 8 of the Master Deed providing for the retention of a lien in favor of the Association to secure payment of all assessments and a power of sale to enforce the assessment lien.

Being the same property conveyed to Gordon Gilreath at Book 6889, Page 975. IN WITNESS WHEREOF, the undersigned has executed this instrument this 1st day of August, 1991.

Gordon Gilreath
Gordon Gilreath, Trustee

STATE OF TENNESSEE)
COUNTY OF KNOX)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared GORDON GILREATH 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 within named bargainor, and that he as such bargainor, being authorized to do so, executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, in Knoxville, Tennessee, this the 1st day of August, 1991.

Susan G. [illegible]
NOTARY PUBLIC

My Commission Expires: 3/21/94

11 08/13 0101 03CHECK 401.0-

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8419 PAGE 236

CO CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT

106500.00

CON TX 394.05

PRFEE 1.00

WDEED 6.00

TOTAL 401.05

CHECK 401.05

08/13/91 01 08:58 0001 3131

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3 8 6, 8 6 9.

TENNESSEE REGISTER'S OFFICE

AUG 13 8 57 AM '91

No. 449684