Book 6/plb

plbl382/mmt:10/08/91
PBX001-568

BOOK 8462 PAGE 211

FROM: CONRAD E. WALKER AND WIFE, CHERYL L. WALKER

TO: HILDRETH VENITA SIMS, ARVA H. SIMS ROBINSON AND ANNA HILDRETH

THIS INSTRUMENT PREPARED BY: DEARBORN & EWING, ATTORNEYS SUITE 1200, ONE SOVRAN PLAZA NASHVILLE, TENNESSEE 37239

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Hildreth Venita Sims	Same	Map 133-16-A
270 Tampa Drive, Unit A-5		Parcel 5
Nashville, TN 37211		

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $29,000.00.

Hildreth Venita Sims
Affiant

Subscribed and sworn to before me, this the 10th day of October, 1991.

P L Dawe Stamps
Notary Public

My Comm. Expires: 1-23-93

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Conrad E. Walker and wife, Cheryl L. Walker, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto Hildreth Venita Sims, unmarried, Arva H. Sims Robinson, unmarried and Anna Hildreth, unmarried, herein called "GRANTEE", their successors, heirs, and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

(SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN.)

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth on Exhibit A.

This is improved property known as 270 Tampa Drive, Unit A-5, Nashville, Tennessee 37211.

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, its successors, heirs, and assigns, forever, and GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its heirs, successors, assigns, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its heirs, successors, and assigns, against the lawful claims of all persons whomsoever. Wherever 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 the 10th day of October, 1991.

Conrad E. Walker

Cheryl L. Walker by Conrad E. Walker as Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Conrad E. Walker, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 10th day of October, 1991.

NOTARY PUBLIC

My Commission Expires: 1-23-93

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Conrad E. Walker, to me known to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of Cheryl L. Walker, the bargainor, and acknowledged that he executed the same as the free act and deed of said Cheryl L. Walker for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this the 10th day of October, 1991.

Notary Public

My Commission Expires: 1-23-93

EXHIBIT A

Land in Davidson County, Tennessee, being Unit A-5 of Barcelona Condominiums created under Title 66, Chapter 27, Sections 101 et seq., as amended, Tennessee Code Annotated as established by a Master Deed, of record in Book 6400, page 801, 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 Barcelona Condominium of record in Book 6400, page 839, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said Unit.

Being part of the same property conveyed to Conrad E. Walker and wife, Cheryl L. Walker by Quitclaim Deed from Resolution Trust Corporation, Conservator for Metropolitan Federal Savings and Loan Association, of record in Book 8431, page 364, Register's Office for Davidson County, Tennessee.

The above property is conveyed subject to the following:

1. 1992 Metropolitan Government taxes.

2. Land Use Restrictions Agreement of record in Book 8431, page 339, said Register's Office.

3. Terms, conditions, easements, rights and liens as set forth in the Master Deed of Barcelona Condominium, and the By-Laws appended thereto, of record in Book 6400, page 801, said Register's Office.

4. Declaration of Mutual Reciprocal Easements by and between SWL Associates and Residential Resource Group, Inc., of record in Book 5868, page 422, said Register's Office.

5. The Boundary Survey of Robert S. Biscan & Company dated July 26, 1984, shows a fence running generally North and South encroaches onto the easterly portion of the property described herein.

5 3 6 3 9
OCT 11 11 12 AM '91
2083 10/11 0101 03CHECK 117.30

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8462 PAGE 214

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 29000.00
CON TX 107.30
M RELS 1.00
ERR CO
M RELS 1.00-
PRFEE 1.00
UDEED 9.00
TOTAL 117.30
CHECK 117.30

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5365.9 IDENTIFICATION Oct 11 11 12 AM '91 10/11/91 01 11:14 0001 2083

No. 466865