BOOK 8677 PAGE 663

WARRANTY DEED

FROM: Richard B. Osteen and wife, Frances W. Osteen
TO: Donald L. Watts

Address New Owner(s):

Donald L. Watts
117 Lindberg Street
Goodlettsville, TN 37072

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

Map-Parcel No.
102-7-A-107CO

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

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $82,080.34.

Donald L. Watts
AFFIANT

Subscribed and sworn to before me, this the 15th day of July, 1992.

NOTARY PUBLIC

My commission expires: March 23, 1996

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, including the assumption of a deed of trust note secured by a deed of trust of record in Book 5925, page 875, as amended in Book 6709, page 241, Register's Office of Davidson County, Tennessee, the receipt of which is hereby acknowledged, **Richard B. Osteen and wife, Frances W. Osteen**, hereinafter called "Grantors," have this day bargained and sold, and do hereby transfer and convey unto **Donald L. Watts**, hereinafter called "Grantee", his heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Apartment Unit J-6 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, and amended in Book 6277, Page 653, 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 Richard B. Osteen and wife, Frances W. Osteen by Warranty Deed from William Vann Bartlett Webb and wife, Nancy Green Webb, of record in Book 6709, Page 237, Register's Office for Davidson County, Tennessee.

This is improved property, known as Unit No. J-6 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 Grantee, his heirs and assigns, forever. Grantors covenants that they 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:

1. Taxes for the year 1992, funds for which are held in escrow by Freeman Webb Developers, Inc.

2. Deed of Trust executed by William Vann Bartlett Webb and wife, Nancy Green Webb to Stephen C. Baker, Trustee, dated as of August 1, 1982 and recorded in Book 5925, page 875, as amended in Book 6709, page 241, Register's Office of Davidson County, Tennessee, in favor of Freeman Webb Developers, Inc.

3. 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, Book 7333, Page 415 and Book 7333, Page 418, said Register's Office.

4. 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.

5. 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.

6. 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.

7. Encroachment easement conveyed by deed from James A. Lewis and Hilda M. Lewis to West Meade Condominium Association, Inc., dated April 30 , 1985, of record in Book 6561, page 90, said Register's Office.

8. 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.

9. 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 Grantee, his heirs and assigns, against the lawful claims of all persons.

Grantee, as part of the consideration for this conveyance, further agrees to pay all real property taxes assessed against the real property herein conveyed to Grantee on or before January 1 of each year following the year for which such taxes are assessed. Grantee agrees that if such taxes are not paid by said date, then Freeman Webb Developers, Inc. shall have the right to collect from Grantee 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 Grantee shall be binding upon his 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 Grantee contained in this paragraph shall automatically expire.

Grantee by acceptance of this deed hereby joins in and accepts, and agrees to be bound by the foregoing instruments creating West Meade Condominium and West Meade Condominium Association, Inc. Said Grantee further agrees hereby to pay all assessments whether special or general which are levied by West Meade Condominium Association, Inc. in connection with West Meade Condominium. Grantee specifically consents 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 15th day of July, 1992.

"GRANTORS"

Richard B. Osteen

Frances W. Osteen

"GRANTEE"

Donald L. Watts

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Mimi S. Hurd, a Notary Public in and for said County and State, Richard B. Osteen and wife, Frances W. Osteen, with both of 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 15th day of July, 1992.

Mimi S. Hurd
Notary Public

My commission expires: March 23, 1996

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Mimi S. Hurd, a Notary Public in and for said County and State, Donald L. Watts, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of July, 1992.

Mimi S. Hurd
Notary Public

My commission expires: March 23, 1996

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IDENTIF. TREFERENCE

JUL 16 3 29 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

PICK-UP

5274 07/16 0101 03CHECK 135.10

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 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 33030.34
CON TX 122.10
PRFEE 1.00
WDEED 12.00
TOTAL 135.10
CHECK 135.10

07/16/92 01 15:30 0001 6274

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

28225

IDENTIF. REFERENCE

JUL 16 3 29 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 551007