THIS INSTRUMENT WAS PREPARED BY:
Colman B. Hoffman, Esq.
LEWIS, KING, KRIEG & WALDROP, P.C.
424 Church Street, P. O. Box 198615
Nashville, Tennessee 37219

WARRANTY DEED

BOOK 8796 PAGE 558

FROM: Irving Hoffman
TO: Irwin Ross and wife, Ellen B. Ross

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Numbers:
Mr. and Mrs. Irwin Ross	Mr. and Mrs. Irwin Ross	Map 129-14-A
6666 Brookmont Terrace	6666 Brookmont Terrace	Parcel 60
Apt. Unit 607	Apt. Unit 607	
Nashville, TN 37205	Nashville, TN 37205	

FOR AND IN CONSIDERATION of the sum of One Hundred Thousand Dollars ($100,000.00) the receipt of which is hereby acknowledged, IRVING HOFFMAN, a single person, hereinafter called the GRANTORS (whether one or more persons or entities), has this day bargained and sold and by these presents does hereby transfer and convey unto IRWIN ROSS and wife ELLEN N. ROSS, hereinafter called the GRANTEES, their heirs, personal representatives, successors and assigns, certain real estate in Davidson County, Tennessee, described as follows, to-wit:

> Apartment No. 607, of Wessex Towers Condominium created under Title 64, Sections 2701, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, which was executed by Central Tennessee Investment Company, Inc., of record in Book 5414, page 634, 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 Wessex Towers Condominium Apartments, of record in Book 5200, page 142, said Register's Office, for a more complete identification and description of such Unit.
>
> Being the same property conveyed to Irving Hoffman and wife Elizabeth B. Hoffman, by Deed from John H. Noel, III, Trustee, of record in Book 5756, Page 905, Register's Office for Davidson County, Tennessee. The said Elizabeth B. Hoffman having since died.

This is improved property, known as Apartment No. 607, Wessex Towers Condominium, 6666 Brookmont Terrace, Nashville, Tennessee, 37205.

TO HAVE AND TO HOLD said real estate with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs, personal representatives, successors, and assigns forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and the same is unencumbered, except:

1. Taxes for the year 1992, which have been prorated.
2. All terms and provisions of the Master Deed of record in Book 5414, page 634, Register's Office, Davidson County, Tennessee.
3. All terms and provisions of the Charter of Wessex Towers Condominium Association, Inc., of record in Corporation Book Volume 67, page 1023, in the Office of the Secretary of State of the State of Tennessee, and in Book 5412, page 451, Register's Office, Davidson County, Tennessee, and the By-Laws and rules and regulations of said corporation.
4. Easements and restrictions as shown on the plat of Wessex Towers Condominium Apartments of record in Book 5200, page 142, Register's Office, Davidson County, Tennessee.
5. Such liens and other matters, if any, against which Grantee's title insurer commits to insure Grantees from loss as provided in the title insurance policy provided Grantees by Grantors.

Grantors further covenant and bind themselves, heirs, personal representatives, successors and assigns, to warrant and forever defend the title to said real estate to said Grantees their heirs, personal representatives, successors and assigns, against the lawful claims of all persons.

Grantees by acceptance of this deed, hereby join in and accept, and agree to be bound by the foregoing instruments creating Wessex Towers Condominium and Wessex Towers Condominium Association, Inc. Said Grantees further agree hereby to pay all assessments whether special or general which are levied by Wessex Towers Condominium Association, Inc. in connection with Wessex Towers Condominium.

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 each year following the year for which such taxes are assessed. Grantees agree that if such taxes are not paid by said date, then Central Tennessee Investment Company, Inc. may elect to pay such real property taxes, and in such event Central Tennessee Investment Company, Inc. shall have the right to collect the amount of such taxes paid from Grantees 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 of Grantees and shall be deemed to be a covenant running with the real property herein conveyed until January 1, 1990, at which time the covenant of Grantees contained in this paragraph shall automatically expire.

WITNESS my hand on this 25th day of NOVEMBER, 1992.

Irwin Ross
IRWIN ROSS, Grantee

Irving Hoffman
IRVING HOFFMAN, Grantor

Ellen N. Ross
ELLEN N. ROSS, Grantee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

REGISTER'S OFFICE DAVIDSON COUNTY, TN
NOV 25 1 37 PM '92
IDENTIFICATION REFERENCE
6 8 0 3 2

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named IRVING HOFFMAN, 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal, this the 25th, day of November, 1992.

Karen Dean Roach
Notary Public

My Commission Expires: 5/28/95

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

0922 11/25 0101 03CHECK 379.00

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named IRWIN ROSS and ELLEN N. ROSS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal, this the 25th, day of November, 1992.

Karen Dean Roach
Notary Public

My Commission Expires: 5/28/95

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $100,000.00.

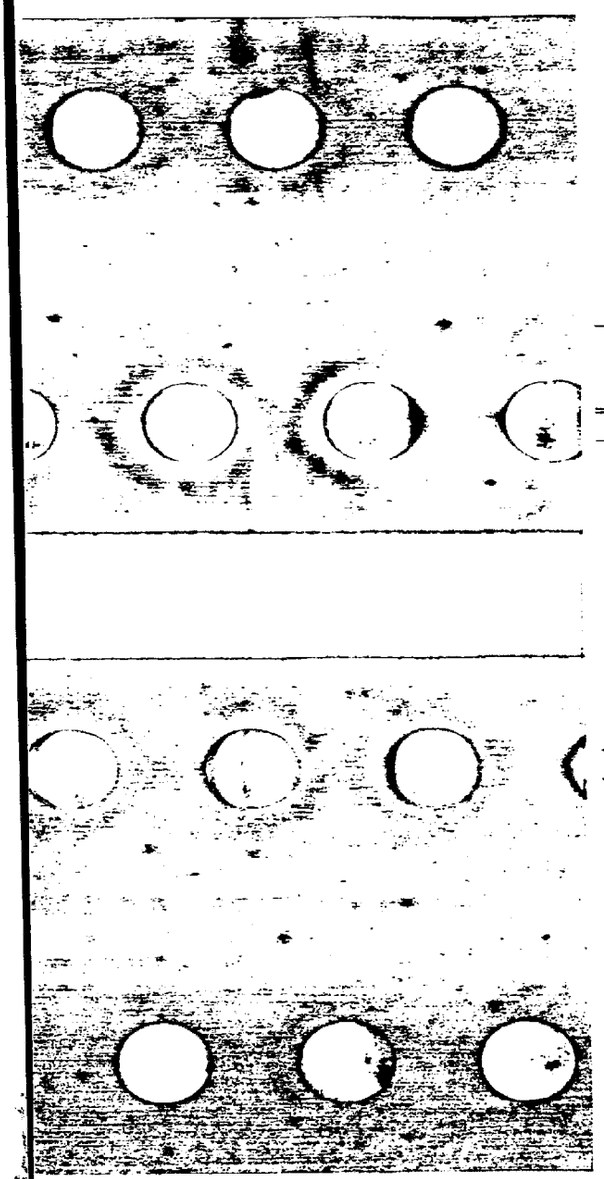
Irwin Ross
AFFIANT

Subscribed and sworn to before me this the 25th day of November 1992.

Karen Dean Roach
Notary Public

My Commission Expires: 5/28/95

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



RECEIVED OF _____

FOR _____

BOOK 8796 PAGE 560

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	
				100000.00
			CON TX	370.00
			PRFEE	1.00
			WDEED	8.00
			TOTAL	379.00
			CHECK	379.00
11/25/92	01		13:36 0001	0922

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 8 0 3 2

IDENTIFT REFERENCE

Nov 25 1 37 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 594641