WARRANTY DEED BOOK 8879 PAGE 438

FROM: Presidential Suites, L.P.
TO: William K. Fowler

Address New Owner(s):

William K. Fowler
104 Spence Manor Condo
11 Music Square E.
Nashville, TN 37203

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

Map-Parcel No.
93-13-A; 104

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 $85,000.00.

AFFIANT

Subscribed and sworn to before me, this the 3rd day of March, 1993.

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, the receipt of which is hereby acknowledged, Presidential Suites, L.P. hereinafter called "Grantor," has this day bargained and sold, and does hereby transfer and convey unto WILLIAM K. FOWLER, hereinafter called "Grantee", his heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Unit 104, 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 a portion of the same property conveyed (as Tract No. II) to Presidential Suites, L.P. by Warranty Deed from Diane L. King, an unmarried person, of record in Book 7736, Page 130, Register's Office for Davidson County, Tennessee.

This is improved property, known as Unit No. 104, 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, his heirs 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 1993, a lien but not yet due and payable.

2. Terms, conditions, easements, rights and liens as set forth in the Master Deed of Spence Manor Condominium, and the By-Laws and Charter of Spence Manor Condominium Association, Inc., appended thereto, of record in Book 6794, page 219, said Register's Office.

3. All matters as shown on the Plan which is shown as Exhibit A-2 of the Master deed of record in Book 6794, page 219, said Register's Office.

4. 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 and four water meters

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

and water valves along the eastern 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.

5. Rights of others in and to the common element.

Grantee by acceptance of this deed hereby joins in and accepts, and agrees to be bound by the foregoing instruments creating Spence Manor Condominium. Said 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 7 of the Master Deed 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 3rd day of March, 1993.

"GRANTOR"

PRESIDENTIAL SUITES, L.P.

BY: FREEMAN WEBB INVESTMENTS, INC.
GENERAL PARTNER

BY: _____

ITS: Vice President

"GRANTEE"

_____
William K. Fowler

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Mimi S. Hurd, Notary Public of said State and County, James A. Webb, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Vice President of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 3rd day of March, 1993.

_____
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, William K. Fowler, 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 3rd day of March, 1993.

_____
Notary Public

My commission expires: March 23, 1996

PICK-UP

IDENTIFICATION REFERENCE:

9 7.2.7.3.

MAR 3 4 05 PM '93

323-50



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

RECEIVED OF _____

FOR _____

BOOK 8879 PAGE 500

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				LAMT 85000.00
				CON.TX 314.50
				PRFEE 1.00
				WDEED 8.00
				TOTAL 323.50
				CHECK 323.50
			03/03/93 01	16:04 0001 9092

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

97272.3

IDENTIFICATION REFERENCE

MAR 3 4 05 PM '93

FELIX Z. WILSON, II, REGISTER
DAVIDSON COUNTY, TN

No. 626665