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THIS INSTRUMENT PREPARED BY:
Sherrard & Roe (EBT)
424 Church Street, Suite 2000
Nashville, TN 37219

BOOK 8986 PAGE 853

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map & Parcel No.:
John Mynatt 1900 Church Street, Suite 426 Nashville, TN 37203	Same	104-6-A-132

FOR AND IN CONSIDERATION of the sum of Sixty-two Thousand Five Hundred Ten Dollars ($62,510.00), PATRICIA C. WILLIAMS, AS TRUSTEE for the RUDY ELOIS RUARK, JR. IRREVOCABLE TRUST, with full power to transfer, convey, mortgage, encumber or otherwise deal with said real estate without the joinder of any beneficiary, hereinafter referred to as the Grantor, has bargained and sold, and do hereby transfer and convey unto John Mynatt, hereinafter referred to as the Grantee, and to the said Grantee's heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

> Land in Davidson County, Tennessee, being Unit No. A on the Plan of Revision of the First Floor, Continental Condominiums, of record in Plat Book 6900, Page 43, Register's Office for Davidson County, to which plan reference is hereby made for a complete legal description.
>
> Being part of the same property conveyed to Rudy E. Ruark, Jr., Trustee, with full power to transfer, convey, mortgage, encumber or otherwise deal with said real estate without the joinder of any beneficiary, by deed from Ross T. Evans, Jr., Trustee, with full power to transfer, convey, mortgage, encumber or otherwise deal with said real estate without the joinder of any beneficiary, of record in Book 6442, Page 217, Register's Office for Davidson County, Tennessee.
>
> This is a portion of the same property conveyed to Patricia Williams as Trustee of the Rudy Elois Ruark, Jr., Irrevocable Trust by Rudy E. Ruark, Trustee by quitclaim deed, of record in Book 8235, Page 188, Register's Office for Davidson County, Tennessee.

This is improved property known as Unit A, Continental Condominiums located at 3245 West End Avenue, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, and to the said Grantee's 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 for those items set forth on Exhibit "A" attached hereto and incorporated herein by this reference. Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to the said Grantee and to the said Grantee's heirs and assigns.

Witness my hand as of this 18 day of June 1993.

GRANTOR:

RUDY ELOIS RUARK, JR. IRREVOCABLE TRUST

By: Patricia C Williams, Trustee
Patricia C. Williams, Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Patricia C. Williams, Trustee of the RUDY ELOIS RUARK, JR. IRREVOCABLE TRUST, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she, as such Trustee, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the trust by herself as Trustee.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 18th day of June, 1993.

Jerri J. Chilcote
Notary Public

NOTARY PUBLIC AT LARGE

My Commission Expires:
3-23-96

BOOK 8986 PAGE 855

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $62,510.00.

Affiant

Subscribed and sworn to before me, this the 18 day of June, 1993.

Notary Public

My Commission Expires:

3/23/96

EXHIBIT "A"

PERMITTED EXCEPTIONS

1. Taxes for 1993 and subsequent years, a lien not yet due and payable;

2. Matters shown on the Plan of record in Book 6900, page 43, said Register's Office, shows an owner's certificate, certain minimum building setback lines and certain easements.

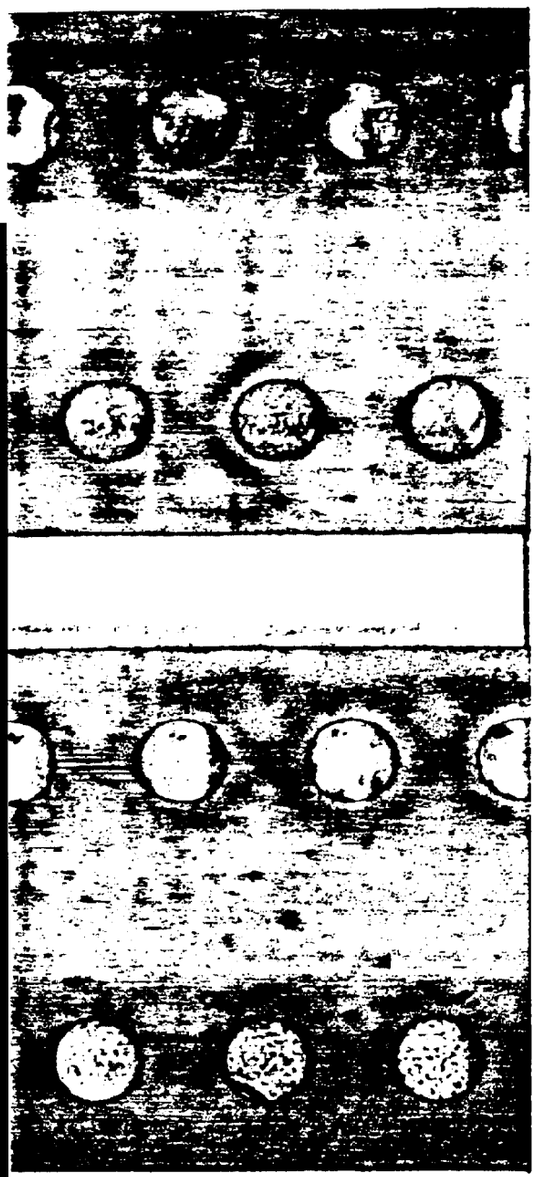
3. The premises herein conveyed is a condominium apartment established pursuant to all the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, as amended, and is subject to the provisions and requirements thereof; and is subject to the bylaws for the administration thereof; also subject to easements, rights and interest in favor of the unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereon; and also including without limitation all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Continental Condominiums of record in Book 5862, page 589, as amended in Book 6135, page 788, and further amended in Book 5862, page 626, Register's Office for Davidson County, Tennessee, and also amended as to the Percentage Ownership of Unit Owners by Order of record in Book 7475, page 137, said Register's Office.

4. A permanent overhang easement for the construction and maintenance of an electrical power overhand easement granted to The State of Tennessee by 3415 West End, Inc. of record in Book 4825, page 592, said Register's Office.

32063
IDENTIF. ← REFERENCE

93 JUN 18 PM 2:43
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

9456 06/18 0101 03CHECK 248.25



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

RECEIVED OF _____

FOR _____ BOOK 8986 PAGE 857

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 62510.00
				CON TX 231.25
				PRFEE 1.00
				WDEED 16.00
				TOTAL 248.25
				CHECK 248.25
			06/18/93 01	14:43 0001 9456

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

32063
IDENTIF. ↑ REFERENCE

93 JUN 18 PM 2:43
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 664710