(3)

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259799

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (TAS)
2700 First American Center
Nashville, Tennessee 37238

Box 18
(CMC)

GENERAL WARRANTY DEED

Address New Owner	Send Tax Bills To	Map-Parcel Number(s)
Dominion Development Corporation 6610 Highway 100, Suite 201 Nashville, TN 37205	same	Map 117-7-J Parcel 12

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, SUSAN B. CARPENTER, formerly known as SUSAN E. BROYLES ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto DOMINION DEVELOPMENT CORPORATION, a Tennessee corporation ("Grantee"), is successors and assigns, a certain tract or parcel of real property in Davidson County, Tennessee, more particularly described as follows:

BEING Unit No. 2037 of The Kingsbridge Condominiums, a horizontal property regime established pursuant to the provisions of the Tennessee Horizontal Property Act (Tennessee Code Annotated Sections 66-27-101 through 66-27-123; herein referred to as the "Act") and the provisions of the Master Deed for The Kingsbridge Condominiums of record in Book 7105, page 777, as amended in Book 7457, page 15, Register's Office for Davidson County, Tennessee, including without limitation the by-laws appended thereto of record in Book 7105, page 804, said Register's Office (collectively the "Master Deed"), to which Master Deed reference is here made for a more complete and accurate description of said unit;

TOGETHER WITH the undivided percentage interest in the Common Elements (as defined in the Master Deed) appertaining to said unit and all other rights, powers, privileges and interests appertaining to said unit pursuant to the Master Deed;

Being the same property conveyed to Grantor by deed of record in Book 8099, page 38, said Register's Office.

TOGETHER WITH Allocated Parking Space No. P-3, which is allocated to the aforesaid Unit as an inseparable appurtenance thereto as provided in the Master Deed. Reference is had to an Allocation of Parking Space of record in Book 8419, page 113, said Register's Office.

This is improved property known as 2037 Lombardy Avenue, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said real property with the appurtenances, hereditaments, estate, title and interest thereto belonging to Grantee, its successor and assigns, forever.

Said property is conveyed subject to the following matters:

1. Current real property taxes, which have been assumed by Grantee.

2. Storm Water Detention Agreement being of record in Book 6763, page 357, Register's Office for Davidson County, Tennessee.

3. Notice of Completion of record in Book 7223, page 592, Register's Office for Davidson County, Tennessee.

4. Restrictive covenants contained in instrument of record in Book 1109, page 353, amended in Book 1133, page 85, said Register's Office.

5. Perpetual easement for utility installation and maintenance reserved in instrument dated April 5, 1939, of record in Book 1108, page 76, and in Book 1109, page 353, Register's Office for Davidson County, Tennessee.

6. The Plan of record in Book 974, page 92 and in Book 7105, page 849 (being a part of Book 7105, page 777), Register's Office for Davidson County, Tennessee.

7. The provisions and requirements of the Act and all covenants, conditions, restrictions, easements, options, burdens, liens, assessments, requirements and other provisions of the Master Deed.

Subject to the matters set forth above, Grantor covenants that Grantor is lawfully seized and possessed of said real property in fee simple, has good right to convey it, and that same is unencumbered. Grantor further covenants and binds herself and heir heirs to warrant and forever defend the title to said real property to Grantees, its successors and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

Whenever used, the singular shall include the plural and the plural the singular and the use of any gender shall be applicable to all genders.

Grant Carpenter, husband of Susan Carpenter, joins in this deed to convey any interest he may have in said real property.

WITNESS our hands this 27 day of JANUARY, 1994.

Susan B. Carpenter
SUSAN B. CARPENTER

S. Grant Carpenter
GRANT CARPENTER

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, Susan Carpenter, with whom I am personally acquainted, who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 27th day of January, 1994.

Amy Hagy
Notary Public

My Commission Expires:

3/22/97

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, Grant Carpenter, with whom I am personally acquainted, who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 27th day of January, 1994.

Notary Public

My Commission Expires:

3/22/97

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $120,452,55.

David M. Young, President
Affiant

Sworn to and subscribed before me this 27th day of January, 1994.

Notary Public

My Commission Expires:

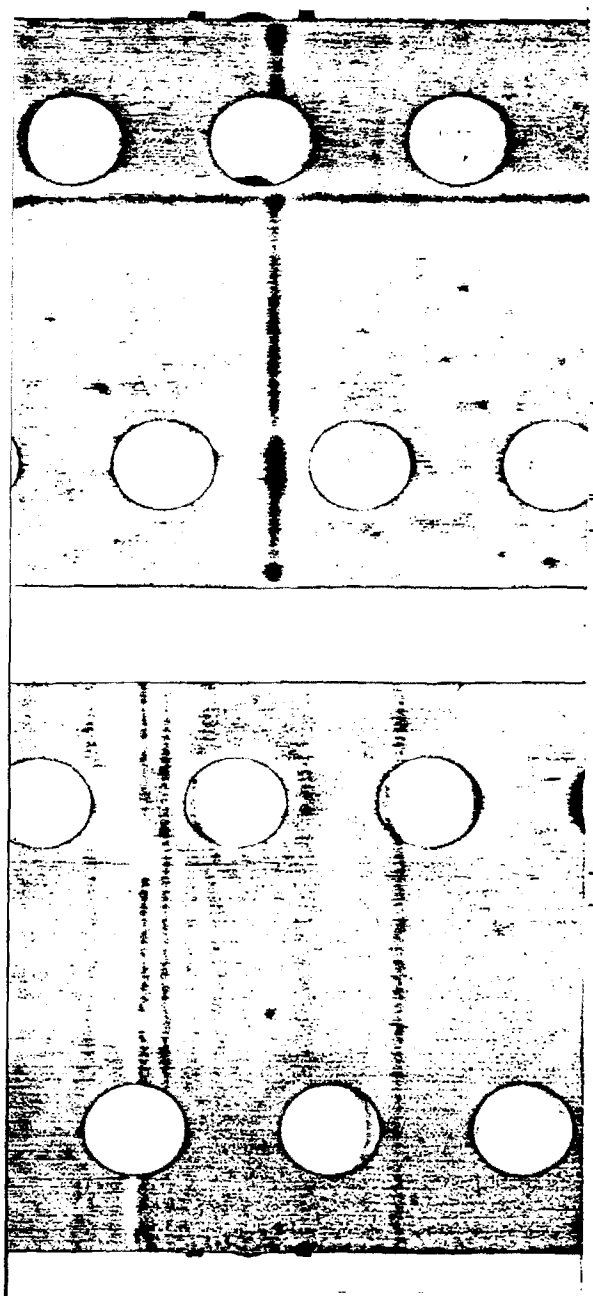
3/22/97

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

13654
IDENTIFICATION REFERENCE

94 FEB -1 PM 4:09
FELIX A. ROBERTSON REGISTER
DAVIDSON COUNTY, TN.

1144 02/01 0101 CHECK 458.85



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 120452.55
CON TX 445.85
PRFEE 1.00
[illegible] 12.00
TOTAL 458.85
CHECK 458.85

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/01/94 01 16:09 0001 1144

13654
IDENTIF. & REFERENCE

94 FEB -1 PM 4:09
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 752138