BOOK 9322 PAGE 863

42858
IDENTIF. & REFERENCE

MAIL ENV.

94 APR 26 AM 9:00

REGISTER
DAVIDSON CO. TN.

WARRANTY DEED

FROM: **Presidential Suites, L.P.**
TO: **Rodd Buckle and wife, Louise Murphy**

Address New Owner(s):

Rodd Buckle
11 Music Square E. Suite 203
Nashville, Tennessee 37203

Send Tax Bills to:
Same

Map-Parcel No.
93-13-A; 103 CO

This instrument prepared by: Mimi S. Hurd, Attorney at Law, 545 Mainstream Drive, Nashville TN 37228

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $81,500.00.

Rodd Buckle
AFFIANT

Subscribed and sworn to before me, this the 25th day of April, 1994.

LARRY D. GRAY
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

NOTARY PUBLIC

My commission expires: 8-4-96

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 Rodd Buckle and wife, Louise Murphy, hereinafter called "Grantees", their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Unit 103, 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 to Presidential Suites, L.P. by deed of record in Book 7736, Page 130, Register's Office for Davidson County, Tennessee.

This is improved property, known as Unit No. 103, 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 Grantees, their 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 1994, 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, reference to which plan is hereby made for the exact location and dimensions thereof.

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

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.

Grantees by acceptance of this deed hereby join in and accept, and agree to be bound by the foregoing instruments creating Spence Manor Condominium. Said Grantees further agree hereby to pay all assessments whether special or general which are levied by Spence Manor Condominium Association, Inc. in connection with Spence Manor Condominium. Grantees specifically consent 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 25th day of April, 1994.

"GRANTOR"

PRESIDENTIAL SUITES, L.P.

BY: FREEMAN WEBB INVESTMENTS, INC.
GENERAL PARTNER

BY: _____

ITS: VICE PRESIDENT

"GRANTEES"

_____
Rodd Buckle

LOUISE A. MURPHY BY RODNEY D. BUCKLE
ATTORNEY-IN-FACT
Louise Murphy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Larry D. Craig, Notary Public of said State and County, James A. Webb III, 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 Pres. of the General Partner of * 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 25th day of April, 1994.

* Freeman Webb Investments, Inc.

_____
Notary Public

My commission expires: 8-4-96

LARRY D. CRAIG NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Larry D. Craig, a Notary Public in and for said County and State, Rodd Buckle and wife, Louise Murphy* the bargainors, 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 25th day of April, 1994.

_____
Notary Public

My commission expires: 8-4-96

*by Rodney D. Buckle, Attorney-in-Fact for Louise A. Murphy

LARRY D. CRAIG NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

94126 0100 03CHECK 310.55



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9322 PAGE 865

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	81500.00
			CON TX	301.55
			PRFEE	1.00
			WDEED	8.00
			TOTAL	310.55
			CHECK	310.55
04/26/94	01	09:01	0001	8186

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

42858
IDENTIF. ↑ REFERENCE

94 APR 26 AM 9:00

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 783323