50979
IDENTIF. & REFERENCE

THIS INSTRUMENT PREPARED BY:
PATRICIA A. MONTGOMERY
WESTLAKE & MARSDEN, P.C.
1400 Third National Financial Center
424 Church Street, Suite 1400
Nashville, TN 37219
(615) 726-3400

94 MAY 17 PM 1:54
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

WARRANTY DEED

BOOK 9347 PAGE 706

New Owner/Address	Send Tax Bills To:	Map-Parcel Numbers
SUSANNE MARGARERT FLYNN 4215 Harding Road Unit 1101, Windsor Tower Nashville, TN 37205	SAME	103-16B-118

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater for this transfer is Eighty Eight Thousand Five Hundred and 00/100 ($88,500.00) Dollars.

Susanne M. Flynn
AFFIANT

NOTARY PUBLIC

My Commission Expires: 11/30/97

[illegible] 340-45

For and in consideration of the sum of Eighty Eight Thousand Five Hundred ($88,500.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, WALLACE N. RASMUSSEN, ("GRANTOR"), an unmarried individual, has bargained and sold, and by these presents does transfer and convey unto SUSANNE MARGARET FLYNN, ("GRANTEE"), her heirs, and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, and described as follows:

> Being Unit No. 1011 as shown on the Plat of WINDSOR TOWER, a condominium of record in Book 5200, page 71, Register's Office for Davidson County, Tennessee, together with an undivided .707% interest in common elements of 4215 Harding Road Homeowner's Association, as described in Book 5313, page 338, et seq., said Register's Office.

Being part of the same property conveyed to WALLACE N. RASMUSSEN by deed from Windsor Towers, Inc. of record in Book 5547, page 745, Register's Office of Davidson County, Tennessee.

This conveyance is made subject to taxes for 1994, which have been prorated between the parties and are to be paid by the GRANTEE when the same become due. Taxes for subsequent years must be the responsibility of GRANTEE.

This conveyance is further subject to the terms, covenants and restrictions set forth in the Master Deed for 4215 Harding Road Homeowners' Association, of record in Book 5313, Page 338, and its attendant By-laws of record in Book 5313, Page 338 and to those matters described in **EXHIBIT A** attached hereto and incorporated herein by reference.

This is improved property known as Condominium Unit 1011, 4215 Harding Road, Nashville, TN 37205.

TO HAVE AND TO HOLD the aforesaid unit and undivided interest with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns forever.

And the GRANTOR does covenant with the Grantee that he is lawfully seized and possessed of said land in fee simple, has a good and lawful right to convey it, and warrants that the same is unencumbered, except as set forth above.

And the GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the land to the Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 17 day of May, 1994

Wallace N. Rasmussen
WALLACE N. RASMUSSEN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named WALLACE N. RASMUSSEN, 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 17th day of May, 1994.

Pamela E. Stockard
NOTARY PUBLIC
My Commission Expires: 8-7-94

d:\word\word\471.03\warranty.ded

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

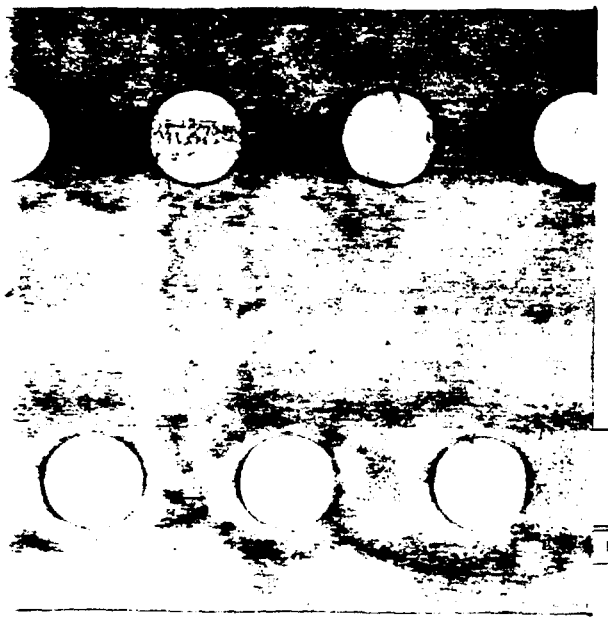
EXHIBIT A

Subject to lien for special assessments contained in the Declaration of Covenants, Conditions and Restrictions.

Subject to all matters shown on the Plan of record in Book 5200, page 71, in said Register's Office.

Subject to rights of others in and to the common areas/elements.

Twenty-foot permanent sanitary sewer and drainage easement and an additional 15-foot temporary construction easement, of record in Book 3956, page 943, said Register's Office.2



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

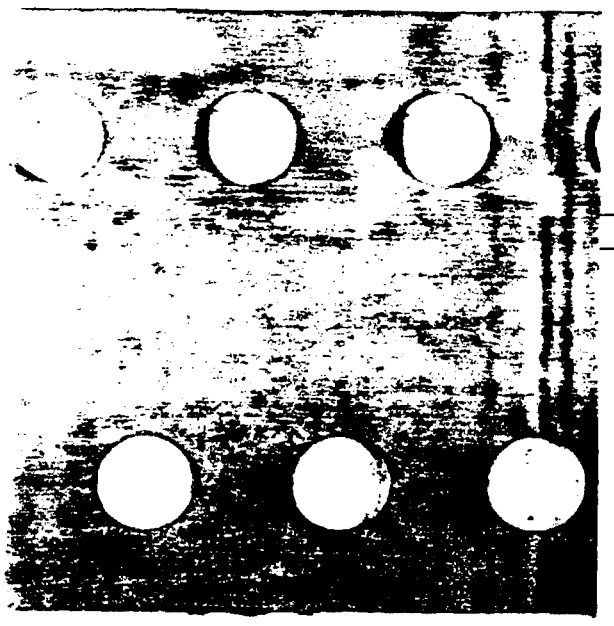
RECEIVED OF _____

FOR _____

BOOK 9347 PAGE 709

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 88500.00
CON TX 327.45
PRFEE 1.00
WDEED 12.00
TOTAL 340.45
CHECK 340.45

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 7074

50979
IDENTIF. ↑ REFERENCE

94 MAY 17 PM 1:54

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

No. 792091