86416

IDENTIF. & REFERENCE

PLEASE RECORD AND RETURN TO:
BOX 35-Chicago Title Ins. Co.
File No. 00274500

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

94 AUG 31 AM 9:37

REGISTER
DAVIDSON COUNTY, TN.

BOOK 9451 PAGE 269

WARRANTY DEED

New Owner/Address	Send Tax Bills To:	Map-Parcel Numbers
NELSON GAMMANS, ET UX 4215 Harding Road Unit 711, Windsor Tower Nashville, TN 37205	First American National Bank First American Center Nashville, TN 37238	103-16B Parcel 82

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater for this transfer is Ninety Four Thousand and 00/100 ($94,000.00) Dollars.

Nelson S. Gammans
AFFIANT

LINDA V. GOINES NOTARY PUBLIC AT LARGE WILSON CO. TENN.

Linda V. Goines
NOTARY PUBLIC

My Commission Expires: 11-10-97

For and in consideration of the sum of Ten ($10.00) 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, ADA R. ALMERING, MADELEINE ALMERING and WALLACE N. RASMUSSEN, Guardian for JOHN ALMERING (collectively referred to as "GRANTOR"), has bargained and sold, and by these presents does transfer and convey unto NELSON GAMMANS and wife, THEODORA GAMMANS ("GRANTEE"), their heirs, and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, and described as follows:

Being Unit No. 711 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 the same property conveyed to ADA R. ALMERING, JOHN ALMERING, MADELEINE ALMERING, as joint tenants with right of survivorship, by deed from WALLACE N. RASMUSSEN, of record in Book 6745, page 935, Register's Office of Davidson County, Tennessee wherein WALLACE N. RASMUSSEN reserved a life estate.

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 711, 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 Grantee, their heirs and assigns forever.

And the GRANTOR does covenant with the Grantee that together they are lawfully seized and possessed of the property in fee simple, have a good and lawful right to convey it, and warrant that the property is unencumbered, except as set forth above.

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

WITNESS our hands this 25th day of August, 1994.

Wallace N. Rasmussen
WALLACE N. RASMUSSEN

Madeleine Almering
MADELEINE ALMERING

Ada R. Almering
ADA R. ALMERING

Wallace N. Rasmussen, Guardian
WALLACE N. RASMUSSEN, Guardian
for John Almering

JOHANNES ALMERING, husband of ADA R. ALMERING, joins in this conveyance for the purpose of conveying to Grantee all his marital right, title and interest in the property.

Johannes Almering
JOHANNES ALMERING

STATE OF GEORGIA)
COUNTY OF FULTON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ADA R. ALMERING, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Atlanta, Georgia this 25th day of August, 1994.

Wynnette Cheek
NOTARY PUBLIC

My Commission Expires: Notary Public, Fulton County, Georgia
My Commission Expires Nov. 14, 1994

STATE OF GEORGIA)
COUNTY OF FULTON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JOHANNES ALMERING, 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 Atlanta, Georgia this 25th day of August, 1994.

Wynnette Cheek
NOTARY PUBLIC

My Commission Expires: Notary Public, Fulton County, Georgia
My Commission Expires Nov. 14, 1994

Notary Public, Fulton County, Georgia
My Commission Expires Nov. 14, 1994

STATE OF GEORGIA)
COUNTY OF Fulton)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MADELEINE ALMERING, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Atlanta, Georgia this 25th day of August, 1994.

Wynnette Cheek
NOTARY PUBLIC

My Commission Expires: Notary Public, Fulton County, Georgia
My Commission Expires Nov. 14, 1994

Notary Public, Fulton County, Georgia
My Commission Expires Nov. 14, 1994

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 26 day of August, 1994.

NOTARY PUBLIC

My Commission Expires: 11-10-97

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, Guardian for John Almering, 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 26 day of August, 1994.

NOTARY PUBLIC

My Commission Expires: 11-10-97

d:\word\word\471.03\warrant2.ded

EXHIBIT A

The property conveyed is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, *et seq.*, of Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-laws for the administration thereof; also subject to the easements, rights and interests in favor of other 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 limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Windsor Tower, a condominium, of record in Book 5313, page 338, as amended in Book 8666, page 789, Register's Office for Davidson County, Tennessee; By-laws appended thereto.

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

Subject to a 20-foot permanent sanitary sewer and drainage easement and an additional 15-foot temporary construction easement granted to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 3956, page 943, said Register's Office.

D:\WORD\WORD\471.03\EXH.A



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

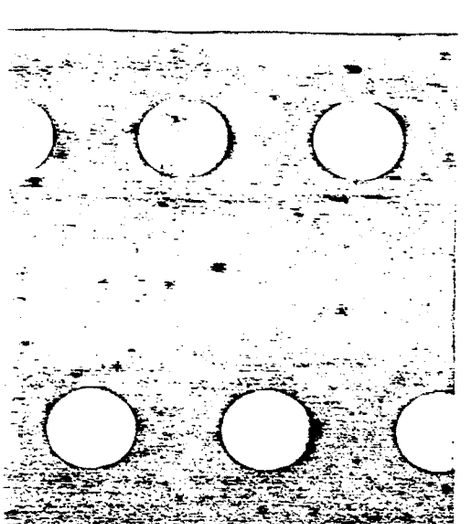
RECEIVED OF _____

FOR _____

BOOK **9451** PAGE **274**

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 94000.00
CON TX 347.80
PRFEE 1.00
WDEED 20.00
TOTAL 368.80
CHECK 368.80

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/31/94 01 09136 0001 3604

86416
IDENTIF. & REFERENCE

94 AUG 31 AM 9:37

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

No. 829990