PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (cmw) (Title No: 35734)
Dav. Co. File: Box 8

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 55600.00

Affiant

Sworn and subscribed before me this 6th day of September, 1994.

Notary Public

My Comm. Expires: 9-21-96

ADDRESS NEW OWNER:

Randall L. Kinnard
Peggy S. Kinnard
500 Bowling Avenue, A-2
Nashville, TN 37205

RESPONSIBLE FOR PAYMENT OF TAXES:
SAME

MAP-PARCEL NUMBERS:
104-13-D-003
07DA 02128

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Russell Spicer, Jr.,** ~~a single person~~ hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Randall L. Kinnard and spouse, Peggy S. Kinnard,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A certain condominium apartment in Davidson County, Tennessee, being Unit No. A-2 on the plan of Bellwood Terrace Condominiums, of record in Book 5200, page 568 and 569, Register's Office for said County and to which plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to West End Limited, a Tennessee limited partnership by deed from Normandy Joint Venture, a Tennessee joint venture comprised of Jim Beuerlein and Dukes, Dukes and Ledford, a Tennessee general partnership comprised of Glenn G. Dukes, Buddy R. Dukes and Thomas E. Ledford, Bellwood Terrace Joint Venture, a Tennessee joint venture comprised of Jim Beuerlein and Dukes, Dukes and Ledford, a Tennessee general partnership comprised of Glenn G. Dukes, Buddy R. Dukes and Thomas E. Ledford, and Lancaster Properties, a Tennessee joint venture comprised of Jim Beuerlein and Dukes, Dukes and Ledford, a Tennessee general partnership comprised of Glenn G. Dukes, Buddy R. Dukes and Thomas E. Ledford, of record in Book 6416, page 235, said Register's Office. By Quitclaim Deed of Distribution of record in Book 7982, page 760, said Register's Office, West End Limited, a Tennessee limited partnership, conveyed its interest in subject property to Russell Spicer, Jr.

Description Reference: Described from information contained in recorded condominium documents.

The property herein conveyed is subject to the restrictions, easements, liens and other matters set forth in the Master Deed and By-Laws of record in Book 6100, Page 177, said Register's Office, and to the matters set forth in the referenced Condominium Plan of record.

This is improved property, known as: 500 Bowling Avenue, A-2, Nashville, TN 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 6th day of September, 1994.

Russell Spicer, Jr.

Peggy Spicer

State of Tennessee
County of Davidson

On this 6th day of September, 1994, before me the undersigned authority, personally appeared **Russell Spicer, Jr.,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/16/96

My Commission Expires

Notary Public

88589

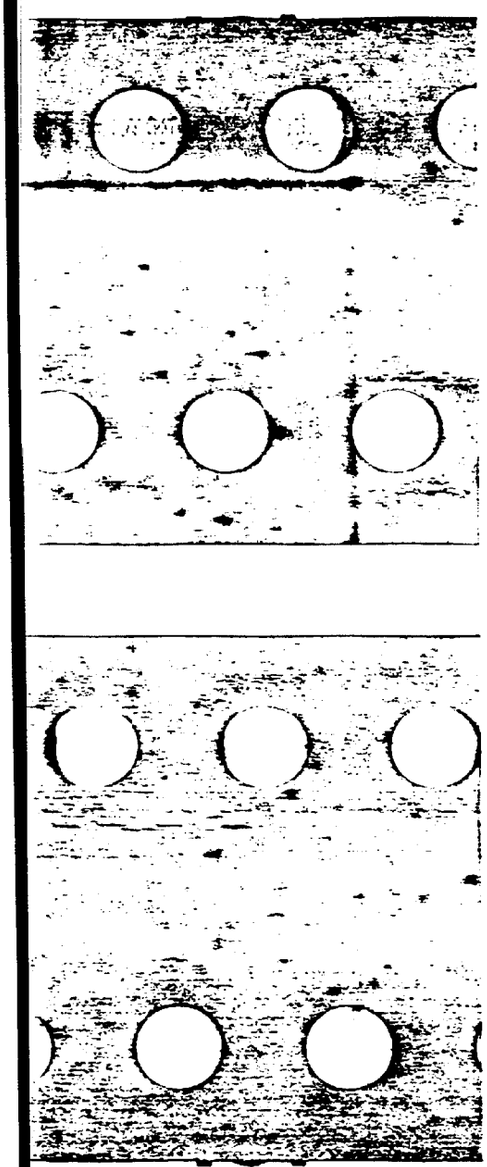
IDENTIF. & REFERENCE

94 SEP -7 AM 9:53

FELIX ... RECORDER
DAVIDSON COUNTY, TN.

5936 09/07 0101 03CHECK 214.72

BOOK 9458 PAGE 295



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

RECEIVED OF _____

FOR _____

BOOK 9458 PAGE 296

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 55600.00
				CON TX 205.72
				PRFEE 1.00
				WDEED 8.00
				TOTAL 214.72
				CHECK 214.72
09/07/94	01			09:51 0001 5936

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

88589
IDENTIF. & REFERENCE

94 SEP -7 AM 9:53
REGISTER
DAVIDSON COUNTY, TN.

No. 832299