BOOK 9556 PG 767

WARRANTY DEED

FROM: EDWARD L. KARCHER AND WIFE, CELIA A. KARCHER
TO: FREEMAN WEBB DEVELOPERS, INC.

Address New Owner(s):

Freeman Webb Developers, Inc. Send Tax Bills to: Map Parcel Nos.
P. O. Box 23857 same
Nashville, Tennessee 37202 102-7-A 11,12,21,33,35CO

This instrument prepared by: Mimi S. Hurd, Attorney at Law, 545 Mainstream Drive, Suite 101, Nashville TN 37228

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $112,249.65.

AFFIANT

Subscribed and sworn to before me this the 28th day of December, 1994.

NOTARY PUBLIC

My commission expires: March 23, 1996

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, EDWARD L. KARCHER and CELIA A. KARCHER, hereinafter called "Grantors," have this day bargained and sold, and do hereby transfer and convey unto FREEMAN WEBB DEVELOPERS, INC., a Tennessee corporation, hereinafter called "Grantee", its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

TRACT I: Apartment Unit A-7 of West Meade Condominium created under Title 66, Chapter 27, Sections 101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 5923, Page 704, 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 West Meade Condominium of record in Book 5200, page 430, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Edward L. Karcher and Celia A. Karcher, by Deed from Freeman Webb Developers, Inc. of record in Book 5986, Page 160, Register's Office for Davidson County, Tennessee.

This is improved property, known as Unit No. A-7 West Meade Condominium, 6680 Charlotte Pike, Nashville, Tennessee 37209.

TRACT II: Apartment Unit A-8 of West Meade Condominium created under Title 66, Chapter 27, Sections 101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 5923, Page 704, 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 West Meade Condominium of record in Book 5200, page 430, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Edward L. Karcher and Celia A. Karcher, by Deed from Freeman Webb Developers, Inc. of record in Book 5986, Page 170, Register's Office for Davidson County, Tennessee.

This is improved property, known as Unit No. A-8 West Meade Condominium, 6680 Charlotte Pike, Nashville, Tennessee 37209.

TRACT III: Apartment Unit C-5 of West Meade Condominium created under Title 66, Chapter 27, Sections 101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 5923, Page 704, 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 West Meade Condominium of record in Book 5200, page 430, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Edward L. Karcher and Celia A. Karcher, by Deed from Freeman Webb Developers, Inc. of record in Book 5986, Page 180, Register's Office for Davidson County, Tennessee.

This is improved property, known as Unit No. C-5 West Meade Condominium, 6680 Charlotte Pike, Nashville, Tennessee 37209.

TRACT IV: Apartment Unit D-5 of West Meade Condominium created under Title 66, Chapter 27, Sections 101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 5923, Page 704, 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 West Meade Condominium of record in Book 5200, page 430, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Edward L. Karcher and Celia A. Karcher, by Deed from Freeman Webb Developers, Inc. of record in Book 5986, Page 150, Register's Office for Davidson County, Tennessee.

This is improved property, known as Unit No. D-5 West Meade Condominium, 6680 Charlotte Pike, Nashville, Tennessee 37209.

TRACT V: Apartment Unit D-6 of West Meade Condominium created under Title 66, Chapter 27, Sections 101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 5923, Page 704, 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 West Meade Condominium of record in Book 5200, page 430, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Edward L. Karcher and Celia A. Karcher, by Deed from Freeman Webb Developers, Inc. of record in Book 5986, Page 140, Register's Office for Davidson County, Tennessee.

This is improved property, known as Unit No. D-6 West Meade Condominium, 6680 Charlotte Pike, Nashville, Tennessee 37209.

This deed is a deed in lieu of foreclosure, and part of the consideration for this transfer is the release, discharge and cancellation of the debt secured by Deeds of Trust of record in Book 5986, Page 164, as amended at Book 7437, Page 858; Book 5986, Page 174, as amended at Book 7437, Page 878; Book 5986, Page 184, as amended at Book 7437, Page 868; Book 5986, Page 154, as amended at Book 7437, Page 863; Book 5986, Page 144, as amended at Book 7437, Page 873, Register's Office for Davidson County, Tennessee, executed by the Grantors to Stephen C. Baker, Trustee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, its successors and assigns, forever. Grantors covenant that they are 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.

2. All terms and provisions of the Master Deed of record in Book 5923, Page 704, Register's Office, Davidson County, Tennessee. Said Master Deed was amended in Book 6277, Page 653, Book 7333, Page 415 and Book 7333, Page 418, said Register's Office.

3. All terms and provisions of the Charter of West Meade Condominium Association, Inc., of record in the Office of the Secretary of State of Tennessee and in the Register's Office for Davidson County, Tennessee, and the By-Laws and Rules and Regulations of said corporation.

4. Easements, restrictions, setback lines and encroachments as shown on the plat of West Meade Condominium of record in Book 5200, page 430, Register's Office, Davidson County, Tennessee.

5. Sanitary sewers and/or storm drainage easement conveyed to Metropolitan Government of Nashville, Davidson County, Tennessee of record in Book 4520, page 836, said Register's Office.

6. Such liens and other matters, if any, against which Grantee's title insurer commits to insure Grantee from loss as provided in the title insurance policy provided Grantee by Grantors.

7. Rights of tenants under existing lease, if any.

Grantors further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all persons.

Grantee by acceptance of this deed hereby joins in and accepts, and agrees to be bound by the foregoing instruments creating West Meade Condominium and West Meade Condominium Association, Inc. Said Grantee further agrees hereby to pay all assessments whether special or general which are levied by West Meade Condominium Association, Inc. in connection with West Meade Condominium. Grantee specifically consents to the terms and conditions of Paragraph 7 of the Master Deed as amended 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 effective on the 15th day of December, 1994.

"GRANTORS"

Edward L Karcher
EDWARD L. KARCHER

Celia A. Karcher
CELIA A. KARCHER

"GRANTEE"

FREEMAN WEBB DEVELOPERS, INC.

BY: _____

ITS: VICE PRESIDENT

STATE OF IOWA
COUNTY OF LEE

Personally appeared before me, GERALD L. CRAMER, a Notary Public in and for said County and State, Edward L. Karcher and wife, Celia A. Karcher, the bargainors, with 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 KEOKUK, IOWA this 22 day of DECEMBER, 1994.

Gerald L. Cramer
Notary Public

My commission expires: 5-7-96

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public in and for said County and State, James A. Hill, III as Vice President for the bargainor, with 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, and who further acknowledged that he/she is the Vice President 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 and official seal at Nashville, Tennessee, this 28th day of December, 1994.

_____
Notary Public

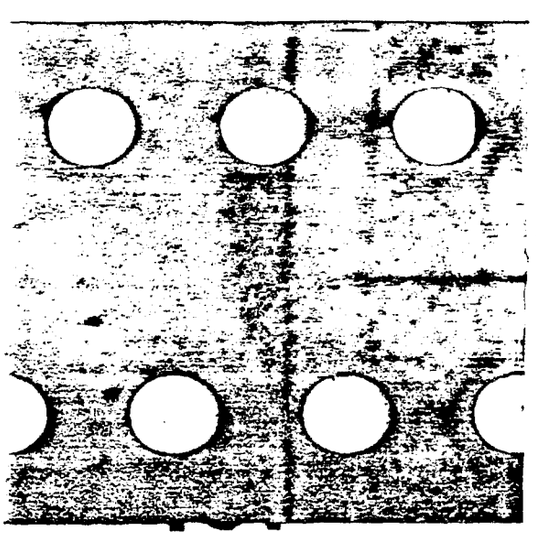
My commission expires: March 23, 1996

5962 12/28 0101 03CHECK 432.14

94 DEC 28 AM 11:18
REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

20751
IDENTIFICATION REFERENCE





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

RECEIVED OF _____

FOR _____

BOOK 9556 PG 771

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	
				113249.65
			CON TX	415.14
			PRFEE	1.00
			WDEED	16.00
			TOTAL	432.14
			CHECK	432.14
12/28/94	01		11:17 0001	6962

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

20751
IDENTIF. & REFERENCE

94 DEC 28 AM 11:18
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 867364