54215

IDENTIFICATION REFERENCE

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

95 APR 24 AM 11:03

FEE DAV. CO. REGISTER

W & I Ref: (kd) Title No: 36340
Dav. Co. File: Box 8

BOOK 9652 PG 779

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
John Felber 336 Ardsley Place Nashville, Tennessee 37215	SAME

TAX MAP-PARCEL NUMBERS: 131-05C-336

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 **A. Knox Patterson and spouse, Marguerite W. Sallee,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **John Felber, a single person,** 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 in Davidson County, Tennessee, being Unit No. 336 on the plan of Hillsborough Condominiums, of record in Book 6250, page 699 and s further set out in Exhibit "B" to the Master Deed and By-Laws of record in Book 6822, page 721, Register's Office for said County and to which plan and exhibit "B" reference is hereby made for a more complete description.

BEING the same property conveyed to A. Knox Patterson by deed from Hillsborough Harding Joint Venture, a Tennessee joint venture composed of BEC Development Corporation, a Tennessee Corporation and BMR Associates, a Tennessee limited partnership of record in Book 7007, page 221, Register's Office for Davidson County, Tennessee.

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

The property herein conveyed is subject to terms and conditions of storm water detention agreement by and between Hillsborough Harding Joint Venture and the Metropolitan Government if Nashville and Davidson County, dated Sept. 25, 1985, of record in Book 6702, page 330, said Register's Office, to restrictive covenants of record in Book 6822 Page 721, Book 6566, page 4, Book 6465, page 872, Book 6609, page 960 said Register's Office, and to the matters set forth in the referenced Plan of record and to the restrictions, easements, liens and other matters set forth in the Master Deed and By-Laws of record in Book 6616, page 483, Book 6650, page 10, Book 6822, page 747, Book 6609, page 864, Book 6465, page 867, Book 6609, page 867, Book 6609, page 855, Book 6702, page 330, Book 4161, page 814, Book 6229, page 484, Book 4377, page 710, Book 6303, page 601 and Book 4403, page 627, said Register's Office, and to the matters set forth in the referenced Condominium Plan of record.

Marguerite W. Sallee, spouse of A. Knox Patterson, joins in this conveyance solely for the purpose of waiving any marital interest she might have in the subject property.

This instrument is executed on behalf of A. Knox Patterson and Marguerite W. Sallee by Jane A. McCracken as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

This is improved property, known as: 336 Ardsley Place, Nashville, Tennessee 37215

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 20th day of April, 1995.

A. Knox Patterson

A. Knox Patterson, By: Jane A. McCracken, Atty-In-Fact

Marguerite W. Sallee

Marguerite W. Sallee, By: Jane A. McCracken, Atty-In-Fact

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 171400.00

Affiant

Sworn and subscribed before me on the 20th day of April, 1995.

Notary Public

My Commission Expires: _____

PERCY WILLIAMS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/96

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 **Jane A. McCracken**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **A. Knox Patterson and Marguerite W. Sallee**, as Attorney-in-Fact, as the free act and deed of the said Principal.

Witness my hand and official seal at Nashville, Tennessee, this the 20th day of April, 1995.

Notary Public

My Commission Expires:_____

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/96

EXHIBIT "A"
To
WARRANTY DEED

FROM: A. Knox Patterson

TO: John Felber

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

Jane A. McCracken

Jane A. McCracken, Affiant

Sworn to and subscribed before me this

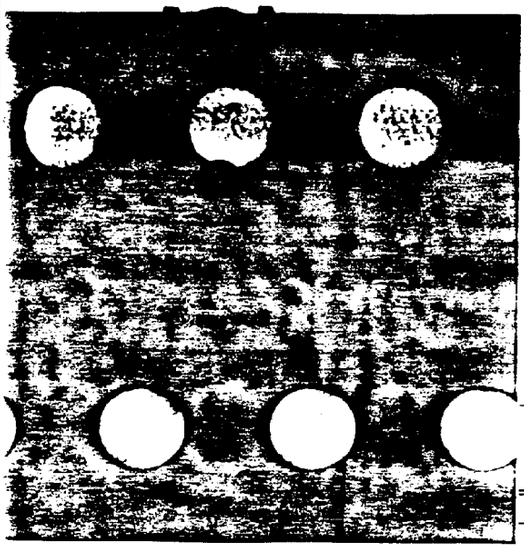
20th day of April, 1995.

Notary Public

My Commission Expires:_____

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/96

3814 04/24 0101 03CHECK 647.18



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

RECEIVED OF _____

FOR _____

BOOK 9652 PG 782

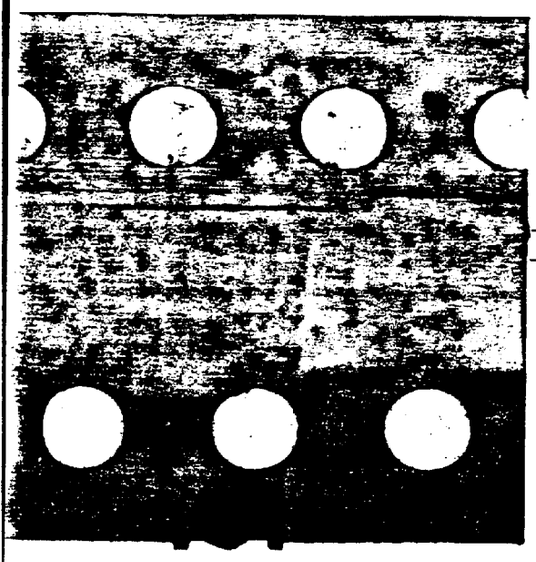
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

MAMT 171400.00
CON TX 634.18
VOID
MAMT 171400.00-
CAMT 171400.00
PRFEE 1.00
PROBATE 12.00
TOTAL 647.18
CHECK 647.18

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/24/95 01 11:04 0001 3814



54215
IDENTIF. & REFERENCE

95 APR 24 AM 11:03
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 903267