PLEASE RECORD & RETURN TO: CHICAGO TITLE INSURANCE COMPANY
BOX 35 FILE #00276571

This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center, Suite 105
Nashville, TN 37238
File No. 00276571

BOOK 9898PG273

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
BURLEIGH KENNETH SPITLER	[redacted] SAME	Map 104-10-C
(NAME) 366 ELMINGTON AVENUE	(NAME)	Parcel 31 CO
(STREET ADDRESS OR ROUTE NUMBER) NASHVILLE, TN 37205	(STREET ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Ann E. Bertus, Unmarried, *have this day bargained and sold, and do hereby transfer and convey unto the said* BURLEIGH KENNETH SPITLER AND WIFE, CYNTHIA L. SPITLER *the Grantees herein, their (successors), heirs and assigns, certain real estate in* Davidson *County,* Tennessee *as follows:*

A certain condominium in Davidson County, Tennessee, being a part of Elmington Condominium tract as shown per plan of record in Plat Book 4300, page 200, as revised in Book 4660, page 60, Register's Office for Davidson County, Tennessee, identified as follows:

Unit H-31 on said plat as shown in and described by the Master Deed establishing horizontal property regime to Elmington Condominium, including the Surveyor Plans and the Administrative By-Laws thereunto attached and exhibited as recorded in Book 4486, page 547, as amended in Book 4963, page 263, said Register's Office.

Being the same property conveyed to Ann E. Bertus, unmarried, by deed from F.M. Weisiger and wife, Edith K. Weisiger, of record in Book 9580, page 543, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $132,500.00.

Cynthia L. Spitler
AFFIANT

SUBSCRIBED TO AND SWORN BEFORE ME THIS THE 22ND DAY OF DECEMBER, 1995.
MY COMMISSION EXPIRES: MARCH 22, 1997.

Michele M. Cooper
MICHELE M. COOPER, NOTARY PUBLIC

STATE OF Texas
COUNTY OF Tarrant

*The actual consideration or value whichever is greater, for this transfer is $*_____

Subscribed and sworn to before me this the 26 *day of* October *19*95

ANN E. BERTUS
Affiant

My commission expires: 5/12/97 *(Affix Seal)*

Barbara Bartlett
Notary Public

BARBARA BARTLETT
NOTARY PUBLIC
STATE OF TEXAS
My Comm Exp. 5-12-97

This is unimproved ( ) property, known as improved (X) 366 Elmington Avenue, Unit H-31 Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness our hand this 26 *day of* OCTOBER, *19*95, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Ann E. Bertus

Sharon L. Clowers

STATE OF

STATE OF Texas)

COUNTY OF Tarrant

BOOK 9898 PG 274

On this 26 day of October, 1995, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Alan E. Bittner, unmarried, _____, known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that s/he/they executed the same.

(SEAL) BARBARA BARTLETT NOTARY PUBLIC STATE OF TEXAS My Comm. Exp. 5-12-97

Barbara Bartlett
Notary Public

My Commission Expires: 5/12/97

this _____ day of _____, 19___.

_____
Notary Public

*My Commission Expires:*_____

ENCUMBRANCES:

1. Taxes for 1995: A lien, but not yet due and payable.
2. Terms and conditions of Master Deed and By-Laws of Elmington Condominium Association of record in Book 4486, page 547, Register's Office for Davidson County, Tennessee, as amended in Book 4963, page 263, said Register's Office.
3. The permises herein insured 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 and By-Laws establishing a Horizontal Property Regime of Elmington Condominium, of record in Book 4486, page 547, as amended in Book 4963, page 263, Register's Office for Davidson County, Tennessee.
4. Master Deed and By-Laws made applicable to Plan of record in Book 4300, page 200, by instrument of record in Book 4673, page 102, said Register's Office,
5. Agreement of record in Book 4713, page 472, said Register's Office.
6. Subject to rights of others in and to the common areas/elements.

WARANTY DEED

FROM

TO

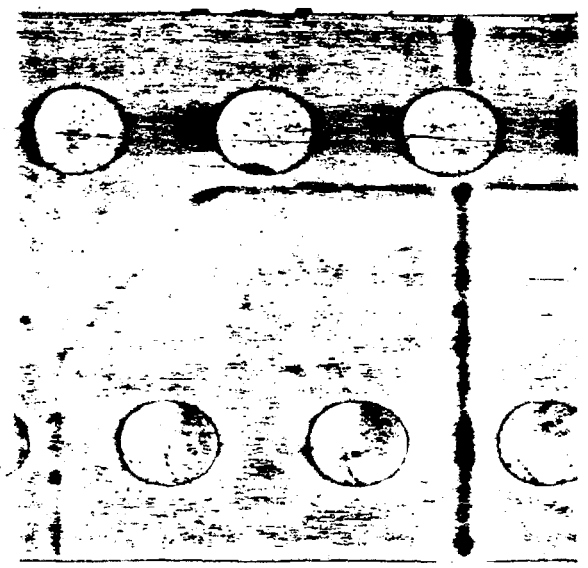
1466 12/27 0101 03CHECK 499.25

95 DEC 27 AM 9:21

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

013496.1



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

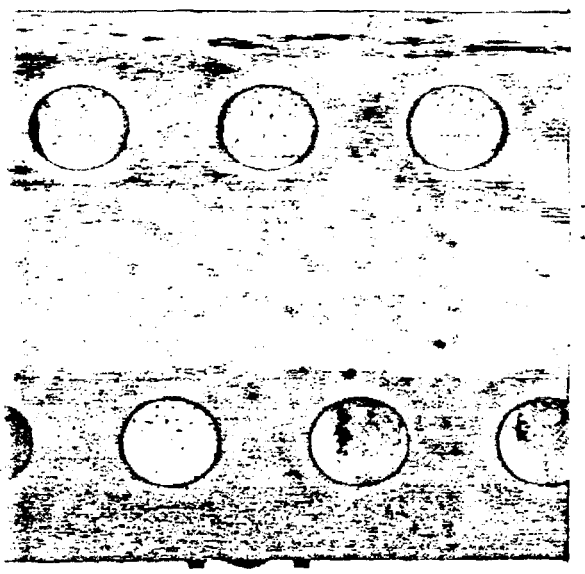
RECEIVED OF _____

FOR _____

BOOK 9898 PG 275

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
132500.00
CON TX 490.25
PRFEE 1.00
WDEED 8.00
TOTAL 499.25

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 499.25

12/27/95 01 09:25 0001 1466

0134961
IDENTIF. ↑ REFERENCE

95 DEC 27 AM 9:21
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 989863