This Instrument Prepared By:
Stokes & Bartholomew, P.A.
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50-B

BK 9939 PG 591

ADDRESS NEW OWNER:
Rogers C. Buntin and Betty O. Buntin
105 Leaks Avenue, Apt. #1
Nashville, Tennessee 37205

SEND TAX BILL:
To Owner

MORTGAGEE: none

MAP AND PARCEL:
MAP 116-13-C
GROUP
PARCEL 1

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Dan W. Denney and Nancy D. Lackey, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Rogers C. Buntin and wife, Betty O. Buntin, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Apartment No. 1 in Belle Meade Tower, a horizontal property regime located at 105 Leake Avenue in Nashville, Davidson County, Tennessee, as shown on the plat of Belle Meade Tower, recorded in Book 4175, page 159, as corrected by Engineer's Certificate of Correction of record in Book 4494, page 498, Register's Office of Davidson County, Tennessee, and described in a Master Deed, recorded in Book 4469, page 530, as amended by a deed of correction relating to the Master Deed, of record in Book 4494, page 489, Register's Office of Davidson County, Tennessee, to which reference is hereby made. Parking Space No. 35 in the garage attached to the building of Belle Meade Tower is a limited common element for the exclusive use of the co-owner of said apartment. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners and tenants of Belle Meade Tower contained in the Master Deed, and the By-Laws appended thereto, recorded in Book 4469, page 530, as amended by a deed of correction relating to the Master Deed of record in Book 4494, page 489, Register's Office of Davidson County, Tennessee, are incorporated in this deed by reference and made part hereof the same as though copied herein.

Being the same property conveyed to W. Raymond Denney and wife, Katherine W. Denney, by Deed from Evans-Cain Company, a partnership composed of Ross Evans, Jr., and John E. Cain, III, of record in Book 4633, page 964, Register's Office for Davidson County, Tennessee. The said W. Raymond Denney and Katherine W. Denney having since died, with W. Raymond Denney having predeceased Katherine W. Denney. Said property having been devised to Dan W. Denney and Nancy D. Lackey by will of Katherine White Denney, of record in Will Book 200, page 332, Probate Court Clerks Office of Davidson County, Tennessee.

THIS IS NOT THE USUAL PLACE OF RESIDENCE OF THE GRANTORS HEREIN.

This is improved property known as 105 Leaks Avenue, Apt. #1, Nashville, TN 37205.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

1. Subject to 1996 Metropolitan Government property taxes and subsequent years thereafter.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master deed and By-Laws for Belle Meade Tower of record in Book 4469, page 530, as corrected in book 4494, page 489, and as amended in Book 4631, pages 407 and 410, Book 4851, page 950, and Book 5046, page 828, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A., Section 66-27-101, et seq.
4. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and /or storm drainage, of record in Book 3839, page 983, Book 4790, page 319, and Book 4925, page 594, in said Register's Office.
5. Easement to American Telephone & Telegraph Co. of record in Book 1207, page 547, in said Register's Office.
6. Easement for building clearance of record in Book 3183, page 201, in said Register's Office.
7. Easement to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4355, page 696, in said Register's Office.
8. Easement to Nashville Gas Company of record in Book 6701, page 203, in said Register's Office.
9. Subject to all matters shown on the Plan of record in Book 4175, page 159, as corrected in Book 4494, page 498, in said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Rogers C. Buntin and wife, Betty O. Buntin, their heirs and assigns, forever; and we, Dan W. Denney and Nancy D. Lackey, do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BOOK 6939 PG 592

Witness our hands this the 1st day of February, 1996.

Dan W. Denney

Nancy D. Lackey

BOOK 9939 PG 593

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Dan W. Denney 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 1st day of February, 1996.

NOTARY PUBLIC

My Commission Expires: 5/24/97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Nancy D. Lackey, 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 1st day of February, 1996.

NOTARY PUBLIC

My Commission Expires: 5/24/97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 280,000.00.

AFFIANT

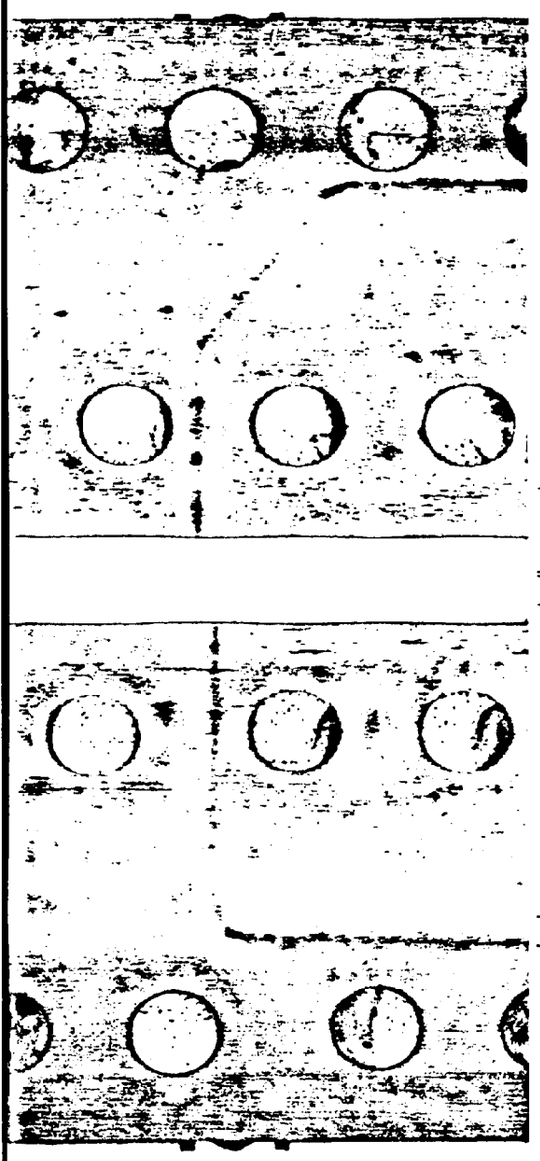
Subscribed and sworn to before me
this 1st day of February, 1996.

NOTARY PUBLIC
My Commission Expires: 5/24/97

0147715
IDENTIF. & REFERENCE

96 FEB -6 PM 4:47
FELIX Z. WILSON
DAVIDSON COUNTY, TN.

5147 02/06 0101 03CHECK 1049.00



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

RECEIVED OF _____

FOR _____

BOOK 9939 PG 594

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
280000.00
CON TX 1036.00
PRFEE 1.00
WDEED 12.00
TOTAL 1049.00
CHECK 1049.00

02/06/96 01 10:48 0001 5147

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0147715
IDENTIF. ↑ REFERENCE

96 FEB -6 AM 10:44
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1003372