BK 62

BOOK 9950 PG 875

0151354

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DAVIDSON COUNTY, TN.
96 FEB 16 PM 4:31

IDENTIFICATION OFFICE

This instrument prepared by:
Stephen F. Wood, Jr., Esq.
SHERRARD & ROE, P.L.C.
424 Church Street, Suite 2000
Nashville, Tennessee 37219

SPECIAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Nos.
WET, LLC P.O. Box 23857 Nashville, Tennessee 37202-3857 Attention: William H. Freeman	[same]	[see attached ***Exhibit A*** for list]

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, West End Terrace, Inc., a Tennessee corporation (the "Grantor"), has bargained and sold, and by these presents does hereby transfer and convey unto WET, LLC, a Tennessee limited liability company (the "Grantee") and to the said Grantee's heirs, successors, and assigns certain real estate in the County of Davidson, State of Tennessee, as more particularly described in ***Exhibit B*** attached hereto and incorporated herein by this reference (the "Property").

This is improved property known as West End Terrace Condominiums (see attached Exhibit A for list of specific units), 276 White Bridge Road, Nashville, Tennessee.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its heirs, successors and assigns forever. Grantor covenants that it is lawfully seized and possessed of the Property in fee simple, that it has good right to convey the Property, and that Property is unencumbered except to the extent otherwise set forth in ***Exhibit C*** attached hereto (the "Permitted Title Exceptions"). Excepting the Permitted Title Exceptions, Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to the said Grantee and to the said Grantee's heirs, successors and assigns against the lawful claims of all persons claiming by, through or under the Grantor, but not otherwise.

IN TESTIMONY WHEREOF, the Grantor has caused this instrument to be executed by its duly authorized officer as of the 15th day of February, 1996.

WEST END TERRACE, INC.

By: Clarence Sutherland
Clarence Sutherland, President

BOOK 9950 PG 876

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Lori Murphy, a Notary Public in and for the County and State aforesaid, personally appeared Clarence Sutherland, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) who upon oath acknowledged that he is the President of West End Terrace, Inc., the within named bargainor, and that he, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Corporation by himself as such President.

Witness my hand and seal, at office in Nashville, Tennessee, this 15th day of February, 1996.

Lori Murphy
Notary Public

My Commission Expires:

My Commission Expires MAR. 27, 1999

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for or value of the property (whichever is greater) is $ 1,500,000.00.

AFFIANT

Sworn to and subscribed before me
this 15th day of February, 1996.

Lora D. Geary
NOTARY PUBLIC

My Commission Expires:
Nov. 20, 1996

EXHIBIT A

List of Units and Tax Map Numbers

Unit	Map/Parcel
11	Map 103-02-C, Parcel 11
12	Map 103-02-C, Parcel 12
13	Map 103-02-C, Parcel 13
15	Map 103-02-C, Parcel 15
20	Map 103-02-C, Parcel 20
21	Map 103-02-C, Parcel 21
23	Map 103-02-C, Parcel 23
24	Map 103-02-C, Parcel 24
27	Map 103-02-C, Parcel 27
31	Map 103-02-C, Parcel 31
37	Map 103-02-C, Parcel 37
40	Map 103-02-C, Parcel 40
41	Map 103-02-C, Parcel 41
46	Map 103-02-C, Parcel 46
47	Map 103-02-C, Parcel 47
48	Map 103-02-C, Parcel 48
49	Map 103-02-C, Parcel 49
50	Map 103-02-C, Parcel 50
51	Map 103-02-C, Parcel 51
53	Map 103-02-C, Parcel 53
60	Map 103-02-C, Parcel 60
62	Map 103-02-C, Parcel 62
63	Map 103-02-C, Parcel 63
66	Map 103-02-C, Parcel 66
68	Map 103-02-C, Parcel 68
69	Map 103-02-C, Parcel 69
71	Map 103-02-C, Parcel 71
74	Map 103-02-C, Parcel 74
75	Map 103-02-C, Parcel 75
79	Map 103-02-C, Parcel 79
80	Map 103-02-C, Parcel 80
82	Map 103-02-C, Parcel 82
83	Map 103-02-C, Parcel 83
86	Map 103-02-C, Parcel 86
88	Map 103-02-C, Parcel 88
92	Map 103-02-C, Parcel 92
96	Map 103-02-C, Parcel 96
97	Map 103-02-C, Parcel 97
101	Map 103-02-C, Parcel 101
106	Map 103-02-C, Parcel 106
107	Map 103-02-C, Parcel 107
110	Map 103-02-C, Parcel 110

113	Map 103-02-C, Parcel 113
115	Map 103-02-C, Parcel 115
116	Map 103-02-C, Parcel 116
118	Map 103-02-C, Parcel 118
120	Map 103-02-C, Parcel 120
124	Map 103-02-C, Parcel 124
125	Map 103-02-C, Parcel 125
126	Map 103-02-C, Parcel 126
131	Map 103-02-C, Parcel 131
132	Map 103-02-C, Parcel 132
134	Map 103-02-C, Parcel 134
135	Map 103-02-C, Parcel 135
136	Map 103-02-C, Parcel 136
137	Map 103-02-C, Parcel 137
142	Map 103-02-C, Parcel 142
143	Map 103-02-C, Parcel 143
144	Map 103-02-C, Parcel 144
145	Map 103-02-C, Parcel 145
149	Map 103-02-C, Parcel 149
150	Map 103-02-C, Parcel 150
151	Map 103-02-C, Parcel 151
155	Map 103-02-C, Parcel 155
156	Map 103-02-C, Parcel 156
157	Map 103-02-C, Parcel 157
159	Map 103-02-C, Parcel 159
160	Map 103-02-C, Parcel 160
161	Map 103-02-C, Parcel 161
162	Map 103-02-C, Parcel 162
163	Map 103-02-C, Parcel 163
164	Map 103-02-C, Parcel 164
169	Map 103-02-C, Parcel 169
170	Map 103-02-C, Parcel 170

EXHIBIT B

Description of Land

Land in Davidson County, Tennessee, being Units Nos. 11, 12, 13, 15, 20, 21, 23, 24, 27, 31, 37, 40, 41, 46, 47, 48, 49, 50, 51, 53, 60, 62, 63, 66, 68, 69, 71, 74, 75, 79, 80, 82, 83, 86, 88, 92, 96, 97, 101, 106, 107, 110, 113, 115, 116, 118, 120, 124, 125, 126, 131, 132, 134, 135, 136, 137, 142, 143, 144, 145, 149, 150, 151, 155, 156, 157, 159, 160, 161, 162, 163, 164, 169, 170, on the Plan of West End Terrace, a condominium development, together with an undivided percentage interest in the Common Elements appurtenant thereto, as set forth in the Master Deed establishing West End Terrace, a condominium, of record in Book 6657, page 549, as amended in Book 7541, page 955, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to West End Terrace, Inc., a Tennessee corporation, by the following instruments:

Unit 11 - Book 8714, page 626;
Units 12, 13 & 15 - Book 9107, page 362;
Unit 20 - Book 7482, page 479;
Unit 21 - Book 8498, page 352;
Unit 23 - Book 8914, page 352;

Continued on next page

Units 24, 60 & 63 - Book 8633, page 589;
Units 27, 31, 68, 126 & 159 - Book 9107, page 368;
Unit 37 - Book 8428, page 349;
Unit 40 - Book 8984, page 439;
Units 41, 71, 75, 135, 164 & 170 - Book 8505, page 152;
Unit 46 - Book 8043, page 582;
Unit 47 - Book 8266, page 792;
Unit 48 - Book 8025, page 294;
Unit 49 - Book 8428, page 359;
Units 50, 74, 118, 124, 156 & 169 - Book 8501, page 23;
Unit 51 - Book 8428, page 364;
Units 53, 79 & 83 - Book 8405, page 802;
Unit 62 - Book 7482, page 475;
Unit 66 - Book 8961, page 843;
Unit 69 - Book 8428, page 354;
Unit 80 - Book 8025, page 299;
Unit 82 - Book 9296, page 753;
Unit 86 - Book 8946, page 733;
Units 88 & 97 - Book 8450, page 252;
Unit 92 - Book 8405, page 278;
Unit 96 - Book 8405, page 782;
Unit 101 - Book 8663, page 368;
Unit 106 - Book 8428, page 369;
Unit 107 - Book 9015, page 551;
Unit 110 - Book 8663, page 376;
Unit 113 - Book 8428, page 374;
Unit 115 - Book 8428, page 379;
Unit 116 - Book 9015, page 555;
Unit 120 - Book 8428, page 384;
Unit 125 - Book 7479, page 507;
Unit 131 - Book 8428, page 419;
Unit 132 - Book 8703, page 36;
Unit 134 - Book 8428, page 389;
Unit 136 - Book 8829, page 977;
Unit 137 - Book 8428, page 394;
Unit 142 - Book 7721, page 378;
Unit 143 - Book 9100, page 300;
Unit 144 - Book 8428, page 399;
Unit 145 - Book 7743, page 776;
Unit 149 - Book 8428, page 404;
Unit 150 - Book 8428, page 409;
Unit 151 - Book 8428, page 424;
Unit 155 - Book 8428, page 414;

Continued on next page

Unit 157 - Book 8703, page 31;
Unit 160 - Book 7645, page 399;
Unit 161 - Book 8714, page 632;
Unit 162 - Book 8428, page 429;
Unit 163 - Book 7721, page 374;

all in the Register's Office for Davidson County, Tennessee.

EXHIBIT C

Permitted Title Exceptions

BOOK 9950 PG 882

1. Taxes for 1996: A lien, but not yet due and payable.

2. Restrictive Covenants contained in an instrument of record in Book 3642, page 417, Register's Office for Davidson County, Tennessee.

3. Rights with reference to an 8-inch sanitary sewer as shown on Plans for Project No. 64-S-16 on file in the Office of the Metropolitan Sewerage Service Division, as referred to in Deed of Conveyance, of record in Book 3840, page 386, said Register's Office.

4. Easement for sanitary sewers and/or storm drainage granted Metropolitan Government of Nashville and Davidson County, Tennessee, by William G. Blackman, of record in Book 3859, page 859, Register's Office for Davidson County, Tennessee.

5. Permanent and temporary construction easements as set out in Final Orders, of record in Book 5894, pages 97 and 101, Register's Office for Davidson County, Tennessee.

6. Easement for television cable granted Viacom Cablevision, by instrument of record in Book 5974, page 755, said Register's Office.

7. Unrecorded Lease Agreement with Home Coin Laundry, dated December 6, 1977.

8. Rights of tenants in possession under existing leases.

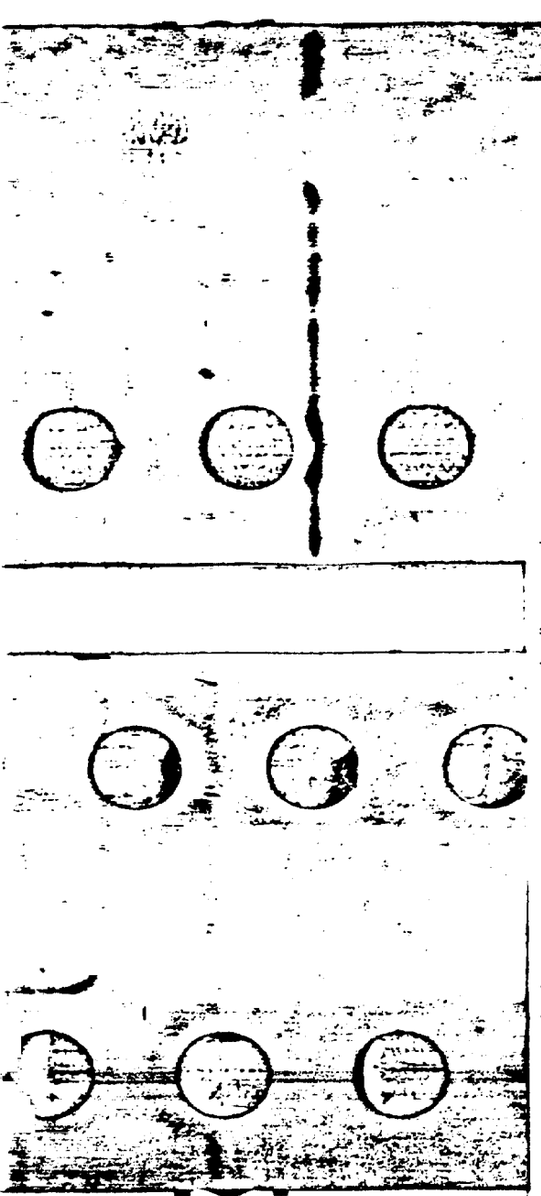
9. The premises herein insured is a condominium apartment

Continued on next page

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 establishing a Horizontal Property Regime of West End Terrace, a Condominium, of record in Book 6657, page 549, as amended in Book 7541, page 955, Register's Office for Davidson County, Tennessee; By-Laws appended thereto.

10. Subject to rights of others in and to the common areas/elements.

7013 02/16 0101 03CHECK 5587.00



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

RECEIVED OF _____

FOR _____

BOOK 9950 PG 884

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	1500000.00
CON TX	5550.00
PRFEE	1.00
WDEED	36.00
TOTAL	5587.00
CHECK	5587.00

02/16/96 01 16:34 0001 9013

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0151354
IDENTIFICATION REFERENCE

96 FEB 16 PM 4:31

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1007196