BOOK 10014 PG 297

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Robert W. Hall 11 Music Square East Suite 101 Nashville, TN 37203	New Owner	Map 93-13-A Parcels 106, 201, 301 and 303

This instrument prepared by: DAVID B. GRAY
144 Second Avenue North, Suite 203, Nashville, Tennessee 37201

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **Rodney D. Buckle** ("Grantor") has bargained and sold, and hereby transfers and conveys to **Robert W. Hall** ("Grantee"), and his respective heirs and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, their respective heirs and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year, which have been prorated between the parties and assumed by Grantee.

2. Charter of Spence Manor Condominium Association, Inc. of record in Book 6790, page 237.

3. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, power of attorney, and limitations on title, created by the Tennessee "Horizontal Property Act" Tennessee Code Annotated and as set forth in the Master Deed recorded in Book 6794, page 219 through 286, as amended by Book 8546, page 996.

4. Party wall(s) situated partly on the insured property and partly on adjoining properties.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth herein.

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Grantor further covenants to warrant and forever defend the title to the Property to Grantee, and his respective heirs and assigns, against the lawful claims of all persons.

This is improved property, known as Units 106, 201, 301 and 303, Spence Manor Condominiums, 11 Music Square East, Nashville, Tennessee 37203.

EXECUTED this 10th day of April, 1996.

RODNEY D. BUCKLE, Seller

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, David B. Gray, Notary Public, Rodney D. Buckle, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at Nashville, Tennessee, this 10th day of April, 1996.

Notary Public

My Commission Expires: 3|25|2000

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $334,650.00.

AFFIANT

Subscribed and sworn to before me this 10th day of April, 1996.

NOTARY PUBLIC

My Commission Expires: 3|25|2000

hall.wd

96 APR 12 PM 4:05
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

0170887
IDENTIF. A REFERENCE

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EXHIBIT A

UNIT 106:

LAND in Davidson County, Tennessee, being UNIT No. 106, on the plan of Spence Manor Condominiums, according to the Master Deed of record in Book 6794, page 219, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more particular description.

BEING the same property conveyed to Rodney D. Buckle by Deeds of Record in Book 9157, page 867 and Book 9821, page 110, Register's Office for Davidson County, Tennessee.

UNIT 201:

LAND in Davidson County, Tennessee, being UNIT No. 201, on the plan of Spence Manor Condominiums, according to the Master Deed of record in Book 6794, page 219, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more particular description.

BEING the same property conveyed to Rodney D. Buckle by Deeds of Record in Book 9056, page 863 and Book 10014, page 295, Register's Office for Davidson County, Tennessee.

UNITS 301 and 303:

LAND in Davidson County, Tennessee, being UNIT Nos. 301 and 303, on the plan of Spence Manor Condominiums, according to the Master Deed of record in Book 6794, page 219, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more particular description.

BEING the same property conveyed to Rodney D. Buckle by Deeds of Record in Book 9483, page 864 and Book 10014 page 295, Register's Office for Davidson County, Tennessee.

hallwd2.exa

9997 04/12 0101 03CHECK 1251.21

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

RECEIVED OF _____

FOR _____

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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 334650.00
				CON TX 1238.21
				PRFEE 1.00
				WDEED 12.00
				TOTAL 1251.21
				CHECK 1251.21
			04/12/96 01	16:06 0001 9997

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0170887
IDENTIF. # REFERENCE

96 APR 12 PM 4:05
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1027958