THIS INSTRUMENT PREPARED BY:
LARRY R. WILLIAMS, ATTORNEY
Post Office Box 190632
Nashville, Tennessee 37219-0632

BOOK 10069 PG 169

WARRANTY DEED

ADDRESS NEW OWNER AS:	PARTY RESPONSIBLE FOR TAXES:	MAP-PARCEL NO.
Tom W. Metcalfe **348 Ardsley Place** Nashville, TN	**Same**	131-05-0-C-348.00CO

FOR AND IN CONSIDERATION of **Ten Dollars ($10.00)** and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, **JOSEPH J. CHERRY and wife, ALISON L. CHERRY**, (herein "Grantors") do hereby transfer and convey unto **TOM W. METCALFE** (herein "Grantee"), their heirs and assigns, a certain tract or parcel of real property in Davidson County, Tennessee, more particularly described as follows:

> Land in Davidson County, Tennessee, being a part of the Hillsborough Condominiums tract as shown per plat of record in Book 6250, page 699, Register's Office for Davidson County; the part hereby conveyed being:
>
> Unit number 348 on the said section plat, as shown in and described by the Master Deed Establishing Horizontal Property Regime with respect to The Hillsborough Condominiums, including the Plan and the Administrative By-Laws thereunto attached and exhibited, recorded in Book 6822, page 721, said Register's Office.
>
> Being the same property conveyed to Joseph J. Cherry and wife, Alison L. Cherry, 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 7059, page 216, and re-recorded in Book 8178, page 588, Register's Office for Davidson County, Tennessee.

This is improved real property known as **348 Ardsley Place, Nashville, TN**.

TO HAVE AND TO HOLD said tract or parcel, with the appurtenances, estate, title and interest therein belonging to the said **TOM W. METCALFE**, their heirs and assigns forever.

The undersigned covenant with the said **TOM W. METCALFE**, that they are lawfully seized and possessed of said real property in fee simple; have a good right to convey it and the same is unencumbered, except:

1. Real property taxes for 1996 prorated to date of closing and assumed by the Grantees.
2. The Plan of record in Book 6250, page 699, said Register's Office to which reference is hereby made for a more complete description.

PICK-UP

0187576
IDENTIF. / REFERENCE

96 MAY 31 PM 3:51
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

3. Subject to sanitary and/or storm drainage in Book 4161, page 814, said Register's Office.

4. Subject to storm water detention agreement in Book 6702, page 330, said Register's Office.

5. Subject to perpetual easement for Highway purposes in Book 4377, page 710 and Book 4403, page 627, said Register's Office.

6. Subject to a ten foot utility easement in Book 1130, page 7, said Register's Office.

7. Subject to sanitary sewer and/or storm drainage in Book 6303, page 601 and Book 6629, page 484, said Register's Office.

8. Restrictive covenants contained in instrument of record in Book 6566, page 4, with covenants in Book 6674, page 583, said Register's Office.

9. Master Deed of record in Book 6822, page 721 and By-Laws of record in Book 6822, page 747, said Register's Office.

Except as set forth above, the undersigned do further covenant and bind themselves, and their heirs, successors and assigns to warrant and forever defend the title to said land to the said **TOM W. METCALFE,** his heirs and assigns, against the lawful claims of all other persons or entities whomsoever.

IN WITNESS WHEREOF, the undersigned have executed this instrument this 31st day of May, 1996.

Joseph J. Cherry
JOSEPH J. CHERRY

Alison L. Cherry by Joseph J. Cherry Atty-in-fact.
ALISON L. CHERRY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Carolyn E. Underwood, a Notary Public in and for said State and County, the within named **JOSEPH J. CHERRY**, 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 instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 31st day of May, 1996.

Carolyn E Underwood
Notary Public

My Commission Expires: 7/24/99

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the within named, a Notary Public in and for said State and County, **JOSEPH J. CHERRY**, 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 on behalf of **ALISON L. CHERRY** as **ALISON L. CHERRY's** attorney-in-fact, as the free act and deed of the within named **ALISON L. CHERRY**.

Witness my hand and official seal at Nashville, Tennessee this 31st day of May, 1996.

Carolyn E Underwood
Notary Public

My Commission Expires: 7/24/99

AFFIDAVIT OF VALUE

The actual consideration or value for this transfer, whichever is greater, is $173,900.00

Tom W. Mc[illegible]
AFFIANT

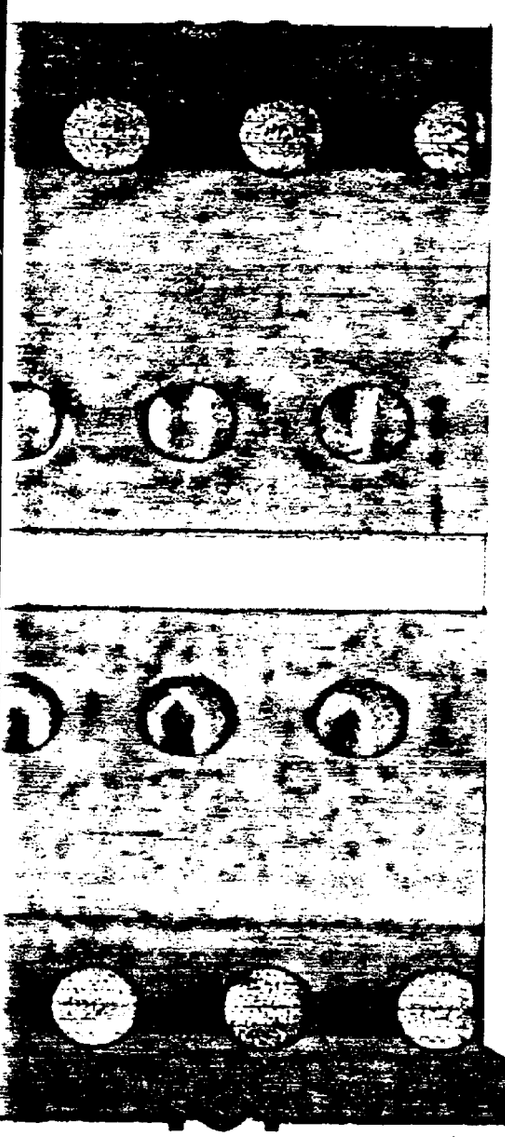
Sworn to and subscribed before me, this 31st day of May, 1996.

Carolyn E Underwood
Notary Public

My Commission Expires: 7/24/99

File No. 2481

7903 05/31 0101 03CHECK 656.43



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

RECEIVED OF _____

FOR _____

BOOK 10069 PG 172

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 173900.00
CON TX 643.43
PRFEE 1.00
WDEED 12.00
TOTAL 656.43
CHECK 656.43

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/31/96 01 15:55 0001 7903

0187576
IDENTIF. ↑ REFERENCE

96 MAY 31 PM 3:51
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1045797