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PCL 35

WARRANTY DEED

BOOK 10122 PG 792

FROM: METROPOLITAN EQUITIES, L.P.
TO: JOYCE E. CHAPLIN

Address New Owner(s)

Joyce E. Chaplin 2120 Portland Avenue Nashville, Tennessee 37212	Send Tax Bills to same	Map-Parcel No 104-11-0-E.007.00 CO

This instrument prepared by: Mimi S. Hurd, Attorney at Law, 545 Mainstream Drive, Suite 101, Nashville, Tennessee 37228

STATE OF
COUNTY OF

The actual consideration or value, whichever is greater for this transfer is $86,000.00.

AFFIANT

Subscribed and sworn to before me, this the 15 day of July, 1996.

NOTARY PUBLIC

My commission expires: 11-10-97

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS, cash in hand paid by the hereinafter named Grantees and other good and valuable considerations, the receipt of which is hereby acknowledged, METROPOLITAN EQUITIES, L.P., hereinafter called "Grantor," has this day bargained and sold, and does hereby transfer and convey unto JOYCE E. CHAPLIN, hereinafter called "Grantee", her heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Unit No. 7G on the Plan of Portland Place Condominiums of record in Book 6557, page 269, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being a portion of the same property conveyed to Metropolitan Equities, L.P. by Deed from Norman D. Hasty and wife, Kathryn T. Hasty, of record in Book 9438, Page 397, Register's Office for Davidson County, Tennessee.

This is improved property, known as 2120 Portland Place, Nashville, Tennessee 37212.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, her heirs and assigns, forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except:

1. Taxes for the year 1996, a lien but not yet due and payable.

2. All terms, conditions, provisions, covenants, restrictions, options, burdens, assessments and other undertakings of the Master Deed of record in Book 6557, Page 261, Register's Office for Davidson County, Tennessee and the By-Laws of record in Book 6557, page 270, said Register's Office.

3. Easements, restrictions, encroachments and all other matters as shown on the Plan of record in Book 6557, page 269, said Register's Office.

4. Rights of tenants under existing lease, if any.

Grantee by acceptance of this deed hereby joins in and accepts, and agrees to be bound by the foregoing instruments creating Portland Place. Said Grantee further agrees hereby to pay all assessments whether special or general which are levied by the Portland Place condominiums. Grantee specifically consents to the terms and conditions of the Master Deed providing for the retention of a lien in favor of the condominium to secure the payment of all such assessments and power of sale to enforce the assessment lien.

IN WITNESS WHEREOF the parties have executed this instrument on this 15 day of July 1996.

"GRANTOR"

METROPOLITAN EQUITIES, L.P.

BY: FREEMAN WEBB INVESTMENTS, INC., General Partner

BY: _____

ITS: Vice President

"GRANTEE"

_____

JOYCE E. CHAPLIN

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Paulette N. Wassel, Notary Public of said State and County, James A. WEbb, III with whom I am personally acquainted and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the Vice President of the Grantor and is authorized by the Grantor to execute this instrument on behalf of the Grantor.

Witness my hand, at office, this 12th day of July, 1996

_____
Notary Public

My commission expires: 7/27/96

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Linda V. Jones, Notary Public of said County and State, Joyce E. Chaplin, 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 15 day of July, 1996.

_____
Notary Public

My commission expires:
11-10-97

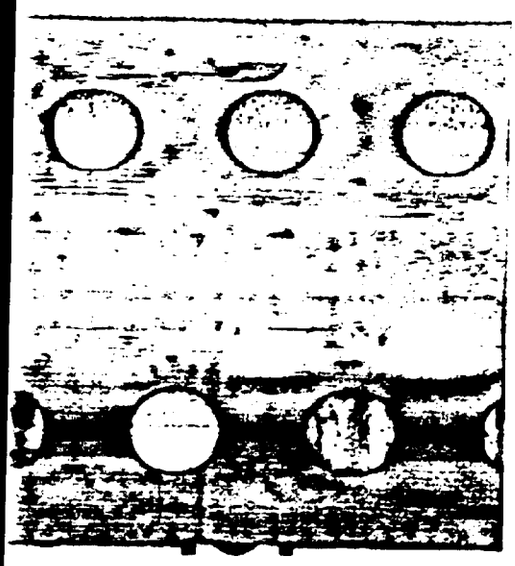
02041185

96 JUL 16 PM 2:24

FELIX ... REGISTER
DAVIDSON COUNTY, TN.

5896 07/16 0101 03CHECK 327.20





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

RECEIVED OF _____

FOR _____

BOOK 10122 PG 794

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	86000.00
CON TX	318.20
PRFEE	1.00
WDEED	8.00
TOTAL	327.20
CHECK	327.20

07/16/96 01 14:29 0001 5896

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0204185
IDENTIF. & REFERENCE

96 JUL 16 PM 2:24
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1063562