BOOK 10203 PG 553

WARRANTY DEED

FROM: METROPOLITAN EQUITIES, L.P.
TO: ANDREA L. SPROAT

Address New Owner(s):

Andrea L. Sproat
2126 Portland Avenue
Nashville, Tennessee 37212

Send Tax Bills to:
same

Map-Parcel No.
104-11-0-E 004.00 CO

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Andrea L. Sproat
AFFIANT

Subscribed and sworn to before me, this the 17th day of September 1996

NOTARY PUBLIC

My commission expires: March 27, 1999

95 OCT -1 AM 11:48

0231390

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., a Tennessee limited partnership, hereinafter called "Grantor," has this day bargained and sold, and does hereby transfer and convey unto ANDREA L. SPROAT, hereinafter called "Grantee", her heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being a part of the Plan of Portland Place Condominiums as of record in Book 6557, page 269, Register's Office for Davidson County, Tennessee, being Unit No. 4D on said plan described by the Master Deed Establishing Horizontal Property Regime with respect to Portland Place Condominiums, of record in Book 6557, page 261, Register's Office for Davidson County, Tennessee.

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 2126 Portland Avenue, 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.

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 17th day of September, 1996

"GRANTOR"

METROPOLITAN EQUITIES, L.P.

BOOK 10203 PG 551

BY: FREEMAN WEBB INVESTMENTS, INC., General Partner

BY: _____

ITS: V.P.

"GRANTEE"

Andrea L. Sproat

ANDREA L. SPROAT

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Mimi S. Hovey, 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 is the Vice President of the General Partner of the Grantor and is authorized by the Grantor to execute this instrument on behalf of the Grantor.

Witness my hand, at office, this 17 day of Sept., 1996

Mimi S. Hovey

Notary Public

My commission expires: January 29, 2000

STATE OF:
COUNTY OF:

Personally appeared before me, _____, Notary Public of said County and State, Andrea L. Sproat, 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 instrument for the purposes therein contained.

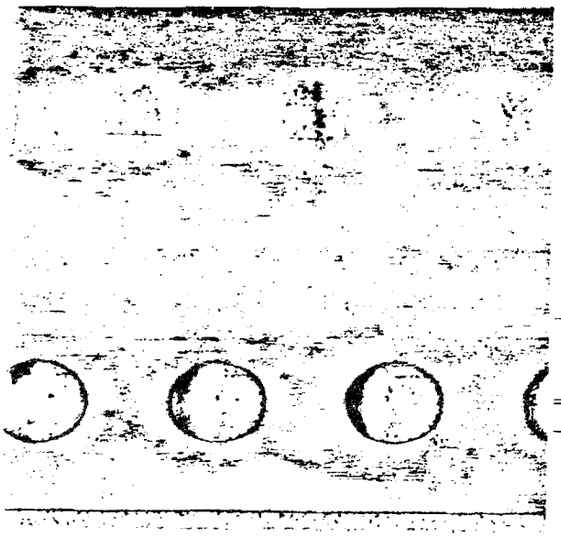
Witness my hand and official seal at _____, Tennessee, this _____ day of _____, 1996.

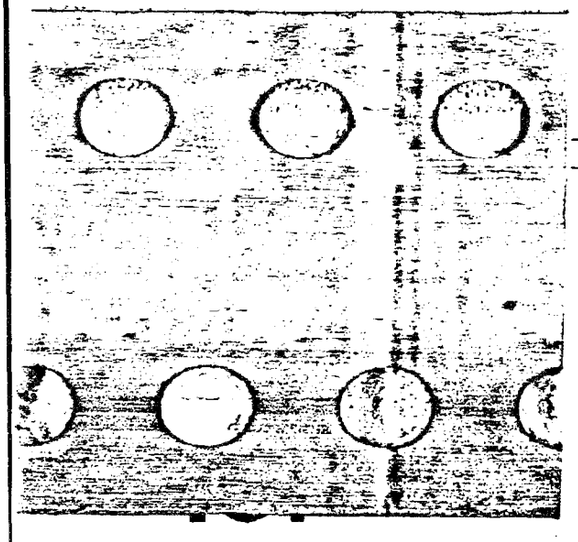
_____

Notary Public

My commission expires:

4995 10/01 0101 03CHECK 327.20





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

RECEIVED OF _____

FOR _____

BOOK 10209 PG 555

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

10/01/96 01 11:51 0001 4996

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0231390
IDENTIFICATION REFERENCE

96 OCT -1 AM 11:48

REGISTER
DAVIDSON COUNTY, TN.

№ 1072086

No. [redacted]