THIS INSTRUMENT PREPARED BY:
Sherrard & Roe, PLC
424 Church Street, Suite 2000
Nashville, Tennessee 37219

BOOK 10234 PG 663

CONDOMINIUM SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills to:	Map-Parcel Nos.
Mr. and Mrs. Larry L. Saunders 550 Harding Place, E-104 Nashville, TN 37211	Same	147-020-B/86

FOR AND IN CONSIDERATION of the sum of Twenty Thousand Seven Hundred AND NO/100 DOLLARS ($20,700.00), OWEN G. SHELL, Jr., a married man (hereinafter referred to as "GRANTOR"), has bargained and sold, and does hereby transfer and convey unto LARRY L. SAUNDERS and wife, BETTY D. SAUNDERS (hereinafter referred to as "GRANTEES"), certain real estate in ~~Robertson~~ DAVIDSON County, Tennessee, as follows:

Unit E-104, of Caldwell Court Condominiums created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6188, page 744, Register's Office for Davidson County, Tennessee, togehter with the undivided percentage interest in the common elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Caldwell Court Condominiums set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of such Unit.

Being the same property conveyed to Owen G. Shell, Jr. by deed of record in Book 6205, page 122, Register's Office for Davidson County, Tennessee.

MARY RUTH T. SHELL, spouse of OWEN G. SHELL, JR., joins in this conveyance to convey all right, title and interest which she may have in the above-described property due to her marital status.

This is improved property, known as Unit E-104, Caldwell Court Condominiums, 550 Harding Place, Nashville, Tennessee 37211.

96 OCT 23 PM 12:44
FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN.

023917 6
IDENTIF. & REFERENCE

TO HAVE AND TO HOLD the Property, the appurtenances, estate, title and interest belonging to the said GRANTEES and the said GRANTEES' successors, heirs and assigns forever.

GRANTOR further covenants and bids himself, his successors and representatives, to warrant and forever defend the title to the Property to said GRANTEES, and the GRANTEES' successors, heirs, and assigns, against the lawful claims of all persons claiming by or through the GRANTOR, but not otherwise; provided, however, this conveyance is subject to the following:

(1) The provisions of the Tennessee Horizontal Property Act, Tennessee Code Annotated §§ 66-27-101 to 123 (hereinafter referred to as the "Act"), which Act is incorporated herein and made a part hereof by this reference.

(2) Taxes for 1997, which the GRANTEES hereby assume and agree to pay in full.

(3) The Plan of record in Book 2331, page 38, Register's Office for Davidson County, Tennessee, shows an Owner's Certificate, a 10-foot easement for public utility and drainage purposes along the north easterly line of the westerly reserved Parcel of Tract I and a 2.5 X 20 foot utility anchor easement located on the southeasterly corner of the westerly reserved parcel of Tract No. 1.

(4) Easement for sanitary sewers and/or storm drainage granted to Metropolitan Government of Nashville and Davidson County, recorded in Book 4895, page 829, RODC.

(5) Master Deed and Bylaws and Plat of Caldwell Court Condominiums of record in Book 6188, page 744, RODC.

IN WITNESS WHEREOF, GRANTOR has executed this instrument on the 15 _ day of October, 1996.

OWEN G. SHELL, JR.

MARY RUTH T. SHELL

BOOK 10234 PG 665

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public within and for the State and County aforesaid, OWEN G. SHELL, JR., and wife, MARY RUTH T. SHELL, with whom I am personally acquainted (or proved to me upon the basis of satisfactory evidence), the within named bargainor, and that they acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Nashville, Tennessee, this 15 day of October, 1996.

Rita McGuire
Notary Public

My Commission Expires:
11-25-97

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $20,700.00.

Rita McGuire
AFFIANT

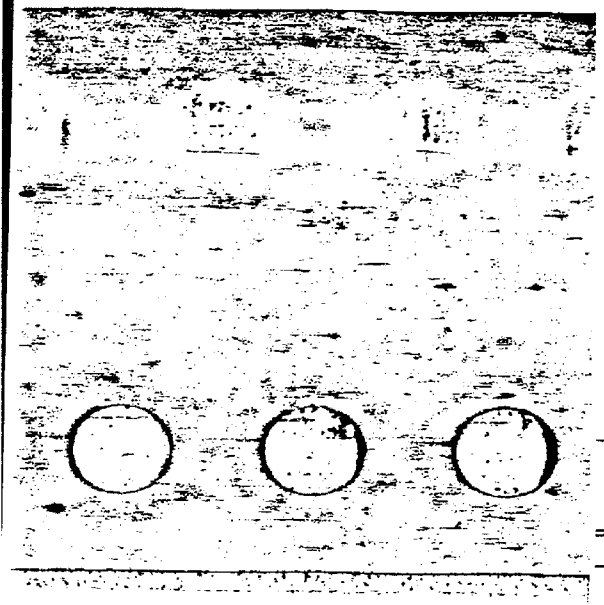
Subscribed and sworn to before me this, 22nd day of October, 1996.

Notary Public

My Commission Expires:
5-30-99

CONDO WARR DEED/SHELL-SAUNDERS/117664.1
336- 1

3333 10/23 0101 03CHECK 89.50



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

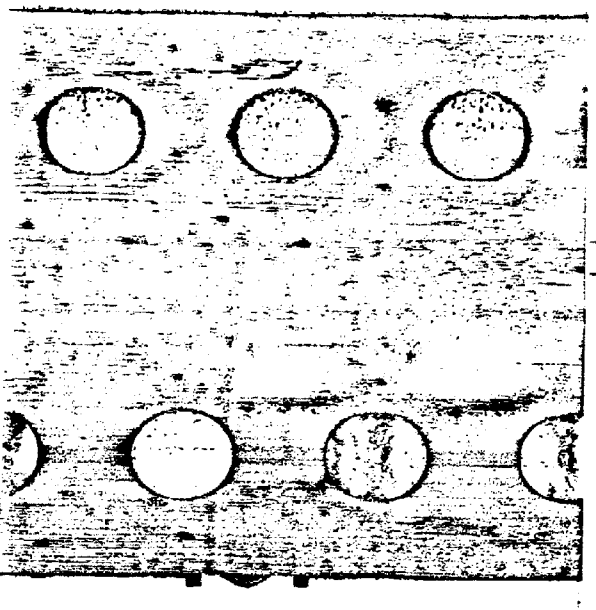
RECEIVED OF _____

FOR _____

BOOK 10234 PG 666

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 20700.00
CON TX 76.59
PRFEE 1.00
WDEED 12.00
TOTAL 89.59
CHECK 89.59

10/23/96 01 12:44 0001 3333

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0239176
IDENTIF. ↑ REFERENCE

96 OCT 23 PM 12:44
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

№ 1080313

No [redacted]