BOX #19B

G#97-5-10K

WARRANTY DEED

BOOK 10449 PG 254

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 43,750.00

Thomas J Porter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF May 19 97

Notary Public

MY COMMISSION EXPIRES: July 24, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
THOMAS J. PORTER	"NEW OWNER"	MAP 104-02-0-A
(NAME)	(NAME)	
201 Acklen Park Dr. Unit 28		PARCEL 028co
(ADDRESS)	(ADDRESS)	
NASHVILLE TN 37203		FB #21W-13054
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, ACKLEN PROPERTIES, A TENNESSEE JOINT VENTURE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THOMAS J. PORTER, UNMARRIED

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Unit No. 28 of Acklen Place Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 6045, Page 173, Register's Office for Davidson County, Tennessee, together with an undivided 1/34 percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plat of Acklen Place Condominiums, as of record in Book 5200, Page 503, said Register's Office, for a more complete identification and description of such unit.

BEING the same property conveyed to Acklen Properties, a Tennessee joint venture, by Quitclaim Deed from Abram C. Shmerling, a married man, of even date and being filed for record simultaneously herewith.

The premises herein conveyed is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof of record in Book 6045, Page 202, and as amended in Book 7011, Page 177, said Register's Office; also subject to easements, rights and interest in favor of other unit owners and all sewer,

CONTINUED

unimproved ( )
This is improved (X) property, known as 201 Acklen Park Drive, #28, Nashville, TN 37203
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 7th day of May 1997

ACKLEN PROPERTIES, A TENNESSEE JOINT VENTURE

By: Abram C Shmerling

ABRAM C. SHMERLING, DESIGN. JV VENTURER

DCTN01WC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared ABRAM C. SHMERLING, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Designated Joint Venturer of the ACKLEN PROPERTIES, the within named bargainor, a Tennessee joint venture, and that he as such Designated Joint Venturer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the joint venture by himself as such officer.

Witness my hand and official seal at Brentwood, Tennessee, this 7th day of May, 1997.

My Commission Expires: 7/24/99

Notary Public

PETER WEISS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY TENN

LEGAL DESCRIPTION CONTINUATION

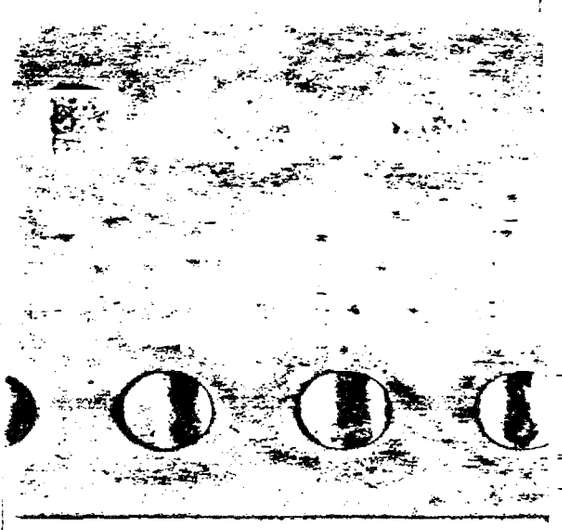
water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Acklen Place Condominiums, of record aforementioned; and taxes for the current year which have been prorated and assumed by the Grantee herein.

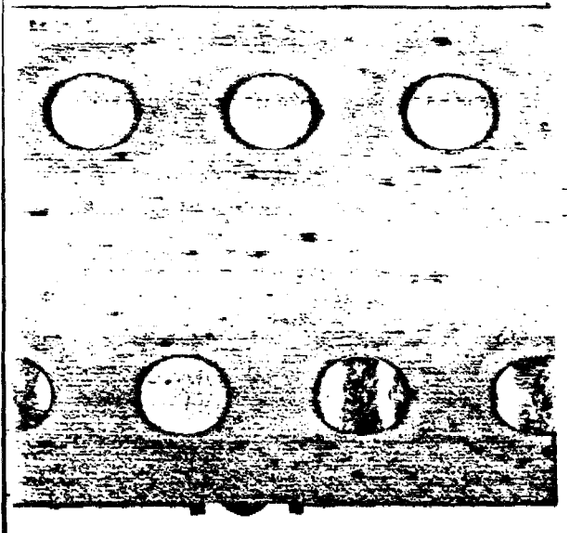
0303319
IDENTIF. & REFERENCE

97 MAY -9 PM 12:09

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

9308 05/09 0101 CHECK 170.88





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

RECEIVED OF _____

FOR _____

BOOK 10449 PG 256

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 43750.00
CON TX 161.88
PRFEE 1.00
WDEED 8.00
TOTAL 170.88
CHECK 170.88

05/09/97 01 12:12 0001 9308

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0303319
IDENTIF. ↑ REFERENCE

97 MAY -9 PM 12:09
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1149357