File Box 9-B
First Title and Escrow Company, Inc.

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

Gerald G. Patterson, Atty.
2000 Richard Jones Rd., Ste. 110
Nashville, Tennessee 37215

BOOK 10509 PG 532

#14672

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
J. CHRISTOPHER FELDER (NAME)	NEW OWNER (NAME)	103-16C
4225 Harding Road #602 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	602
Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	7DA79542

FOR AND IN 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, JULIA S. WORTMAN, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO J. CHRISTOPHER FELDER, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 602 on the Plan of Wellington Arms of record in Plat Book 5200, page 316, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Wellington Arms Condominiums, a horizontal property regime established by Master Deed and By-Laws of record in Book 5721, page 241, corrected in Book 5740, page 897, said Register's Office.

Being the same property conveyed to Julia S. Wortman by deed from John H. Noel, III, unmarried of record in Book 9530, page 724, said Register's Office.

This conveyance is made subject to: (1) 1997 Taxes, which have been prorated and assumed by the Grantor; (2) Restrictions of record in Book 5721, page 241, corrected in Book 5740, page 897; (3) Easements of record in Book 7692, page 861; and (4) Charter of record in Book 5833, page 312; (4) All matters appearing on the Plan of record in Book 5200, page 316, said Register's Office.

** By acceptance of delivery of this instrument, Grantee covenants and agrees that prior to entering into any contract of sale or completing any transfer or conveyance of the subject property, Grantee, and his heirs, shall give to Grantor notice of the terms of such proposed contract, sale or transfer in writing at the following address, or such other address as Grantor may designate in writing from time to time: John H. Noel, III, 545 Mainstream Drive, Suite 106, Nashville, TN 37228. Grantor shall then have forty-eight (48) hours from receipt of such notice within which to agree to purchase the subject property upon the same terms as those set forth in the notice of Grantor, by giving Grantee written notice of Grantor's intent to purchase the property. If Grantor agrees to so purchase the subject property, closing shall be completed within the time set forth in the notice, or if no time is set forth, within fifteen (15) days of written notice of Grantor's intent to purchase the property. If Grantor does not give written notice of his intent to purchase the subject property within such forty-eight (48) hour period, then Grantee may complete the initially proposed contract, sale or transfer and Grantor shall have no further right to purchase the property. The right of first refusal given to Grantor herein shall be subject to the right of first refusal granted to the Wellington Arms Homeowners Association, as set forth in paragraph 18 of the Master Deed and shall be applicable only to Grantee and his heirs and not to successive owners of the subject property. Failure to comply with the covenant herein shall not cause a forfeiture or reversion of title, but shall give Grantor an action for damages for its breach. This right of first refusal shall be subordinate to any first deed of trust financing now or hereafter encumbering the subject property, and shall be extinguished by a forclosure of the first deed of trust or the execution of a deed in lieu of foreclosure pertaining to the subject property.

This is unimproved ( ) improved (XX) property, known as 4225 Harding Road #602, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 25th day of June, 19 97

RECORDER'S MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Julia S. Wortman
JULIA S. WORTMAN

**FOR PURPOSES OF THIS RIGHT OF FIRST REFUSAL, THE "GRANTOR" SHALL BE JOHN H. NOEL, III, AND "GRANTEE" SHALL BE J. CHRISTOPHER FELDER.

BOOK 10509 PG 533

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JULIA S. WORTMAN with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office, this 25th day of June, 1997.

My commission expires 9/18/99 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

97 JUN 30 AM 10:26
FELIX A. [illegible]
DAVIDSON COUNTY, TN.
REGISTER

0320966
IDENTIF. & REFERENCE

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 99,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF June

MY COMMISSION EXPIRES: 9/18/99
(AFFIX SEAL)

Notary Public

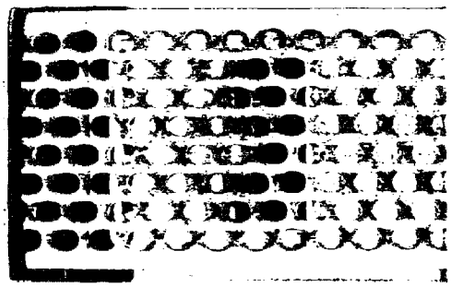
WARRANTY DEED

FROM
JULIA S. WORTMAN

TO
J. CHRISTOPHER PELDER

8778 06/30 0101 03CHECK 27.00

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10509 PG 531

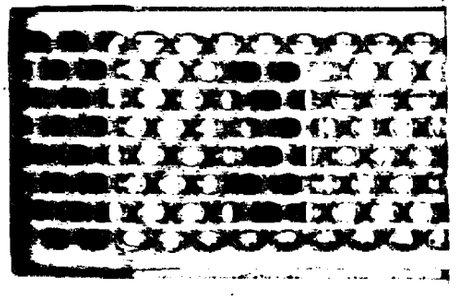
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 99750.00
CON TX 369.08
PRFEE 1.00
WDEED 8.00
TOTAL 378.08
CHECK 378.08

06/30/97 01 10:25 0001 8677

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0320966
IDENTIF. # REFERENCE

97 JUN 30 AM 10:26
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1168275