BOOK 10640 PG 40

09/25/97 JRR/aw

This instrument prepared by: JOHN R. REYNOLDS (#2522)
Attorney at Law
217 Second Avenue, North
P. O. Box 190481
Nashville TN 37219-0481
Tel: (615) 256-2694

WARRANTY DEED

Address New Owner(s) as follows: 109 WESTPARK DRIVE, SUITE 330, BRENTWOOD, TN 37027

Name and Address of the person or entity responsible for payment of real property taxes: NEW OWNER

Map and Parcel Nos. 104-9-G-7, Field Book No. 26W-9931.

For and in consideration of the sum of **ONE HUNDRED THIRTEEN THOUSAND SEVEN HUNDRED FIFTY ($113,750.00) DOLLARS**, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged, we, **JAMES L. CALDWELL, JR. and wife, SUSAN WRAY CALDWELL**, hereinafter referred to collectively as Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto GREGORY S. PERRONE, TRUSTEE, his/her/their heirs and assigns, hereinafter referred to as Grantee(s), a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described on **EXHIBIT A** attached hereto and made a part hereof.

FELICIA ELLIS REGISTER
DAVIDSON COUNTY TN
97 OCT -8 PM 2:48

0357208

IDENTIF. & REFERENCE

This is unimproved property, known as **Unit No. 7, West End Place, 107 West End Place, Nashville, Davidson County, Tennessee 37205.**

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), GREGORY S. PERRONE, TRUSTEE, his/her/their heirs and assigns, forever; and Grantor does covenant with the said Grantee(s) that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as shown on **EXHIBIT B** attached hereto. I do further covenant and bind myself/my heirs and representatives, to warrant and forever defend the title to said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Title to the herein described real property is vested in **JAMES L. CALDWELL, JR. SUSAN WRAY CALDWELL**, wife of **JAMES L. CALDWELL, JR.**, for the consideration stated herein, joins herein for the

purpose of granting, bargaining, selling, conveying and confirming, and does hereby grant, bargain, sell, convey and confirm unto the said Grantee, his heirs and assigns, all right, title and interest of every kind, character and description whatsoever which she now has or hereafter may acquire by virtue of her marriage, including, but not limited to, homestead and any interest in the herein described real property as all or a part of any elective share of a surviving spouse, both as provided by the laws of the State of Tennessee; but the said **SUSAN WRAY CALDWELL** does not join in the covenants and warranties of seisen, title and encumbrances.

Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this 1st day of October 1997.

James L. Caldwell Jr.
JAMES L. CALDWELL, JR.

Susan Wray Caldwell
SUSAN WRAY CALDWELL

STATE OF TENNESSEE
COUNTY OF **WILLIAMSON**

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **JAMES L. CALDWELL, JR., and wife, SUSAN WRAY CALDWELL**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of October 1997.

Carol L. Baker Notary Public

CAROL L. BAKER NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN. My Commission Expires October 6, 2000

My commission expires _____

STATE OF TENNESSEE
COUNTY OF **WILLIAMSON**

The actual consideration or value, whichever is greater, for this transfer, is $**113,750.00**.

Carol L. Baker Affiant

Subscribed and sworn to before me this 1st day of October 1997.

Karen H. Suggs Notary Public

KAREN H. SUGGS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My commission expires 9-23-2000

NOTE TO REGISTER:

Upon recording, please return the recorded instrument to:

JOHN R. REYNOLDS, Attorney at Law
217 Second Avenue, North, P. O. Box 190481
Nashville TN 37219-0481

RL RST 911.col-2 wd

EXHIBIT A BOOK 10640 PG 42

Land in Davidson County, Tennessee, being Unit No. 7, located on the Lower Floor of Building No. A, West End Place, as shown in Exhibit B to the Master Deed esttablishing a Horizontal Property Regime of Park Circle Condominiums, as of record in Book 6808, page 610-620, Register's Office for Davidson County, Tennessee, as amended in Book 9992, page 744, Register's Office for Davidson County, Tennessee, along with an undivided interest in the common elements thereto of 1.96078%, and subject to all terms and conditions of said Master Deed and By-Laws establishing a Horizontal Property Regime for Park Circle Condominiums as of record in Book 6809, pages 569 and following.

Being the same property conveyed to **JAMES L. CALDWELL, JR.**, by Quitclaim Deed from **Resolution Trust Corporation** as Receiver of Investors Federal Savings Bank, Nashville, Tennessee, and Resolution Trust Corporation as Conservator for Investors Savings Bank, F.S.B., Nashville, Tennessee, and successor in interest to Investors Federal Savings Bank, of record in Book **8218**, page **428**, Register's Office for **Davidson** County, Tennessee.

This is unimproved property, known as **Unit No. 7, West End Place, 107 West End Place, Nashville, Davidson County, Tennessee 37205.**

EXHIBIT B 7920 10/08 0101 03CHECK 433.00

1. 1997 State and Metropolitan-Nashville Davidson County real property taxes, listed to **James L. Caldwell, Jr.** as Field Book No. **26W-9931**, Map and Parcel Nos. **104-9-G-7**, a lien, but not yet due and payable.

2. If improvements are completed after 1 January of any year, the law requires supplemental assessment for the year in which improvements are completed, as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of ***Tennessee Code Annotated, Sections 67-5-603, et seq.***

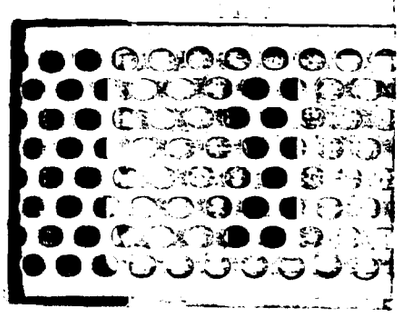
3. The premises here insured is a Condominium apartment established pursuant to the provisions of Tennessee "Horizontal Property Act" as set out in ***Section 64-2701 et seq. of the Tennessee Code Annotated***, and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utilities which now or hereafter established over, through or upon the land embracing the regime and buildings thereon, including, but not limited to, all terms, provisions, conditions, covenants, restrictions, options, burdens, liens, assessments, and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime of record in Book 6809, page 569, Register's Office for Davidson County, Tennessee.

4. The Plan of record in Book 6809, pages 610-620, said Register's Office, discloses the location of the individual units.

5. The following easements affect the property owned by the Condominium but not necessarily the units and relate to a portion of the premises condemned for the construction of I-440, as follows: Book 4879, page 461, and Book 5967, page 451, said Register's Office.

6. Easement for abutting property owners to use an alley contained in an instrument of record in Book 465, page 570, said Register's Office.

7. Rights of others in and to the common elements.



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

RECEIVED OF _____

FOR _____

BOOK 10640 PG 43

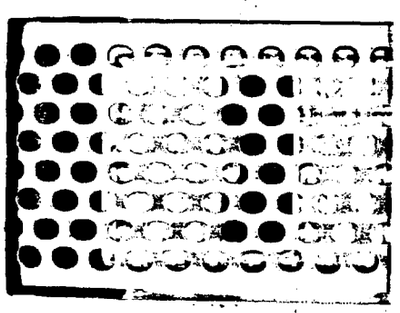
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 113750.00
CON TX 420.88
PRFEE 1.00
WDEED 12.00
TOTAL 433.88
CHECK 433.88

10/08/97 01 14:51 0001 7920

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0357208
IDENTIF. # REFERENCE

97 OCT -8 PM 2:49
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1207254