2613

BOOK 10789 PG 977

[ADDRESS NEW OWNER:	[SEND TAX BILLS TO:]	MAP-PARCEL NOS.]
[West End Terrace LLC	[New Owner	]
[c/o James Crossman	[	] Map 103-2]
[4420 Herbert Place	[	] Parcel 59]
[Nashville, TN 37209	[	]
[This instrument prepared by: Joseph V. Ferrelli, Attorney,		]
[104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205.		]
[		]

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, We, Robert D. Fairbanks and wife, Emma Grace Fairbanks (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto West End Terrace LLC, a Tennessee Limited Liability Company (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Unit No. 59, as shown on the Plan of West End Terrace, a Condominium Development, together with an undivided percentage interest in the Common Elements appurtenant to said unit, as set forth in the Master Deed establishing West End Terrace, a Condominium, of record in Book 6657, page 549, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Robert D. Fairbanks and wife, Emma Grace Fairbanks by Warranty Deed from West End Terrace, Inc., a Tennessee Corporation of record in Book 6673, page 852, said Register's Office for Davidson County, Tennessee.

And Grantor covenants with the said Grantee that it is lawfully seized and possessed of said property, that it has a good right to convey it, and that the same is unencumbered except for the following: (1) real estate taxes for 1998 which have been assumed by the Grantee; (2) limitations and conditions imposed by the "Horizontal Property Act" as set out in Sections 64-2701, et seq. of the Tennessee Code Annotated; (3) the terms provisions, covenants, conditions and rights established by and contained in the Master Deed and Bylaws for West End Terrace, a Condominium, recorded in Book 6657, page 549, Register's Office for Davidson County, Tennessee; (4) restrictive covenants contained in instrument of record in Book 3642, page 417, said Register's Office; (5) rights with reference to an 8 inch sanitary sewer shown on Plan for Project No. 64-S-16 on file in the Office of Metropolitan Sewerage Service Division, as referred to in deed of conveyance of record in Book 3840, page 386, said Register's Office; (6) easement for sanitary sewers and/or storm drainage granted Metropolitan Government by William G. Blackman, of record in Book 3859, page 859, said Register's Office; (7) permanent and temporary construction easements as set out in Final Orders of record in Book 5894, page 97 and 101, said Register's Office; (8) an easment for television cable granted Viacom Cablevision by instrument of record in Book 5974, page 755, said Register's office; (9) an unrecorded lease agreement with Home Coin Laundry dated December 6, 1977; (10) rights of tenants in possession under existing leases; (11) title to that portion of the premises lying within the boundaries of any highways or roads; and (12) such liens against which Grantee's title insuror commits to Insure Grantee from loss as provided in the title insurance policy given Grantee by Grantors.

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This description was the same as was used in the last deed of record.

This conveyance is subject to taxes for the year 1998 and subsequent years, easements and restrictive covenants of record.

This is improved property commonly known as 276 White Bridge Pike, Unit 59, Nashville, Tennessee 37209.

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON)
[
[The actual consideration or value, whichever is greater for
[this transfer is $13,700.00.
[
[
[Subscribed and sworn to before me this
[6th day of February, 1998.
[
[
[My Commission Expires 9/23/2000

Affiant

Notary Public

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, its successors and assigns, forever.

And Grantors do covenant with the said Grantee that Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 6th day of February, 1998.

Robert D. Fairbanks

Emma Grace Fairbanks

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Robert D. Fairbanks and wife, Emma Grace Fairbanks**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 6th day of February, 1998.

NOTARY PUBLIC

My Commission Expires: 9/23/2000

98 FEB 10 PM 3:51

REGISTER
COUNTY, TN.

IDENTIFICATION REFERENCE

03994 17

000 10 0101 03CHEDK 59-69

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

RECEIVED OF _____

FOR _____

BOOK 10789 PG 979

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 13700.00
CON TX 50.69
PRFEE 1.00
WDEED 8.00
TOTAL 59.69
CHECK 59.69

02/10/98 01 15:51 0001 2000

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0399417
IDENTIFICATION REFERENCE

98 FEB 10 PM 3:51
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1252534