WARRANTY DEED

BOOK 11293 PAGE 855

STATE OF TENNESSEE
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
31st DAY OF December 19 98

Notary Public

MY COMMISSION EXPIRES: July 25, 1999
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C., 121 First Ave. Suite 200, Franklin, Tennessee 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Larry M. Parker	SAME	104-9-K-210
(NAME)	(NAME)	
3818 West End Ave. #210		
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37205		
(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, Steve M. Parker and wife, Bonita Parker

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Larry M. Parker

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:

Being Unit No. 210, The Montclair, as described in the Master Deed Establishing Horizontal Property Regime of The Montclair, of record in Plat Book 7332, Page 380, Register's Office for Davidson County, Tennessee, as amended by instrument of record in Book 7902, Page 113, said Register's Office, together with an undivided interest in the common elements appurtenant to such Unit, as described in said Master Deed, as amended.

Being the same property conveyed to Steve M. Park and wife, Bonita Parker by Quitclaim Deed from Monnie L. Higgs of record in Book 8649, Page 810, Register's Office for Davidson County, Tennessee. Previously being the same property conveyed to Monnie L. Higgs and Steve M. Parker by Special Warranty Deed from BancBoston Mortgage Corporation, a Florida Corporation, of record in Book 7961, Page 496, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

Terms and provisions of the Master Deed Establishing Horizontal Property Regime of The Montclair, including the plan of condominium unites, the By-laws and the other exhibits attached thereto, of record in Book 7332, Page 380, Register's Office for Davidson County, Tennessee, as amended by instrument, of record in Book 7902, Page 113, said Register's Office.

CONTINUED

unimproved ( )
This is improved (X) property, known as 3818 West End Ave. #210, Nashville, Tennessee 37205
(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 our hand s this 31st day of December, 19 98

Steve M. Parker
Steve M. Parker

X Bonita Parker
Bonita Parker

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Steve M. Parker and wife, Bonita Parker

the bargainor, S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at ~~Franklin~~ NASHVILLE KEP, Tennessee, this 31st day of December 19 98.

My commission expires July 24, 1999

Karen E. Pasquale
Notary Public

KAREN E. PASQUALE NOTARY PUBLIC AT NASHVILLE DAVIDSON COUNTY, TENN. LARGE

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

_____
Notary Public

LEGAL DESCRIPTION CONTINUATION

Restrictive Covenants contained in the Warranty Deed from West End Synagogue, a/k/a K.K.A.I. Congregation, to Thomas E. Ledford, Trustee, of record in Book 6846, Page 838, Register's Office for Davidson County, Tennessee.

Ingress & Egress easement of record in Book 6846, Page 833, Register's Office for Davidson County, Tennessee, and as confirmed and corrected in Book 6881, Page 926, and Book 7902, Page 109, Register's Office for Davidson County, Tennessee:

Easement from Montclair Condominiums Association, Inc., to Leah Fleisman Sonnenfield and BancBoston Mortgage Corporation, of record in Book 7902, Page 145, Register's Office for Davidson County, Tennessee.

The Plan of record in Book 6900, Page 954, Register's Office for Davidson County, Tennessee.

Applicable building laws and zoning ordinances.

0535755
IDENTIF. ↑ REFERENCE

99 JAN 12 AM 10:51

J.L. GARRETT REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

1638 01/12/99 0101 03CHECK 529.00

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

CAMT
140000.00
CON TX 518.00
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 529.00
CHECK 529.00

01/12/99 01 10:52 0001 1638

0535755
IDENTIF. ↑ REFERENCE

99 JAN 12 AM 10:51

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1411090