

State of Tennessee, County of WASHINGTON
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Roll 66 Image 1175-1178
State Tax \$ 140.00 Clerks Fee \$ 1.00,
Recording \$ 16.00, Total \$ 165.00,
Register of Deeds CHARLES BEARD
Deputy Register AMY PARKER

WARRANTY DEED

THIS INDENTURE made and entered into on this 6th day of February, 1995, by and between WALTER E. TITTLE, SR. and WALTER E. TITTLE, JR., hereafter called Parties of the First Part, LIMITED EDITION CONDOMINIUM OWNERS ASSOCIATION, INC., hereafter called Party of the Second Part, TITTLE AND TITTLE, a Tennessee General Partnership, hereafter called Party of the Third Part, and TITTLE CONSTRUCTION CO., INC., hereafter called Party of the Fourth Part.

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

WITNESSETH:

ROLL 66

IMAGE 1175

THAT FOR AND IN CONSIDERATION of the sum of \$10.00 and other good and valuable considerations, the receipt of which is hereby acknowledged, the Parties of the First Part have bargained and sold and by these presents does hereby transfer and convey unto the Party of the Second Part, its successors and assigns, the following described property situated within the 9th Civil District of Washington County, Tennessee, more particularly bounded and described as follows, to-wit:

PARCEL I:

BEING all of Unit 58, LIMITED EDITION, SECTION III, as shown on map or plat of record in Plat Book 9, Page 399, Register's Office for Washington County, Tennessee, and a Master Deed Establishing Horizontal Property Regime, of record in Deed Book 660, Page 639, together with an undivided percentage interest in the common elements as more particularly set out in said Master Deed, Exhibits, and Amendments thereto, to all of which reference is here made.

PARCEL II:

BEING all of Unit 9, LIMITED EDITION, SECTION V, as shown on map or plat of record in Plat Book 9, Page 399, Register's Office for Washington County, Tennessee, and a Master Deed Establishing Horizontal Property Regime, of record in Deed Book 660, Page 639, together with an undivided percentage interest in the common elements as more particularly set out in said Master Deed, Exhibits, and Amendments thereto, to all of which reference is here made.

PARCEL III:

BEING all of Unit 11, LIMITED EDITION, SECTION V, as shown on map or plat of record in Plat Book 9, Page 399, Register's Office for Washington County, Tennessee, and a Master Deed Establishing Horizontal Property Regime, of record in Deed Book 660, Page 639, together with an undivided percentage interest in the common elements as more particularly set out in said Master Deed, Exhibits, and Amendments thereto, to all of which reference is here made.

PARCELS I, II AND III, BEING a portion of the same property conveyed to Walter E. Tittle, Sr., and Walter E. Tittle, Jr., by deed from ALICE F. BROYLES, dated December 30, 1987, of record in Deed Book 652, page 110, in the Register's Office for Washington County, Tennessee.

IT IS FULLY UNDERSTOOD BY THE PARTIES OF THE FIRST PART AND THE PARTY OF THE SECOND PART THAT THE ABOVE DESCRIBED UNITS ARE CURRENTLY

This instrument was prepared by
Samuel B. Miller, II Esq.
WELLER, MILLER, CARRIER, MILLER & HICKIE
160 West Springbrook Drive
Johnson City, Tennessee 37601

UNDEVELOPED BUILDING SITES AND IT IS THE INTENT OF THE PARTIES HERETO THAT THE SAID SITES SHALL NOT BECOME PART AND PARCEL OF THE COMMON AREA OF THE LIMITED EDITION CONDOMINIUM DEVELOPMENT BUT SHALL REMAIN SEPARATE UNIT SITES FOR DEVELOPMENT.

The Party of the Third Part and the Party of the Fourth Part hereby join in this conveyance for the purpose of quitclaiming, bargaining, selling, releasing, and conveying any and all right, title, claim, or interest which they may own in the above described real property unto the Party of the Second Part, its successors and assigns, forever in fee simple.

TO HAVE AND TO HOLD the said property together with all rights, privileges and appurtenances thereunto belonging unto the Party of the Second Part, its successors and assigns, forever in fee simple.

The Parties of the First Part covenant with the Party of the Second Part, its successors and assigns, that they are lawfully seized and possessed of the property hereby conveyed; that they have a good and lawful right to sell and convey the same; that the title to the said property is free and unencumbered; and that they will forever warrant and defend the title to the said property against the lawful claims and demands of all persons whomsoever.

This conveyance is made subject to any and all valid restrictive covenants and easements as may appear of record, if any.

IN WITNESS WHEREOF, the Parties of the First Part hereunto sign their names on the day and year first above written.

Walter E. Tittle Sr.
WALTER E. TITTLE, SR., Individually
Walter E. Tittle Jr.
WALTER E. TITTLE, JR., Individually

TITTLE CONSTRUCTION CO., INC.
BY: Walter E. Tittle Sr.
WALTER E. TITTLE, SR., President

TITTLE and TITTLE, a Tennessee General Partnership
BY: Walter E. Tittle Sr.
WALTER E. TITTLE, SR., General Partner

BY: Walter E. Tittle Jr.
WALTER E. TITTLE, JR., General Partner

BY: John E. Tittle
JOHN E TITTLE, General Partner

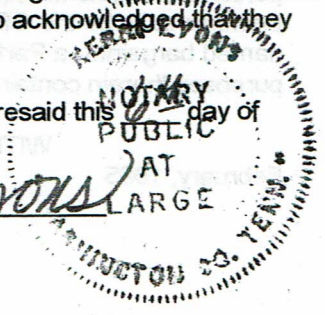
STATE OF TENNESSEE
COUNTY OF WASHINGTON

Personally appeared before me, the undersigned Notary Public, in and for the State and County aforesaid, WALTER E. TITTLE, SR. and WALTER E. TITTLE, JR., the within named bargainer(s), 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 seal at office in the State and County aforesaid this 10th day of February, 1995.

Herri Lyons

Notary Public



My Commission Expires: April 29, 1998

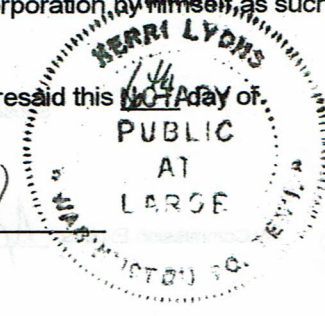
STATE OF TENNESSEE
COUNTY OF WASHINGTON

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared WALTER E. TITTLE, SR., 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 President of TITTLE CONSTRUCTION CO., INC., the within named bargainer, a corporation, and that he as such Officer, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself, as such Officer.

WITNESS my hand and seal at office in the State and County aforesaid this 14th day of February, 1995.

Herri Lyons

Notary Public



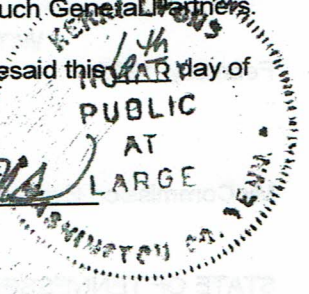
My Commission Expires: April 29, 1998

STATE OF TENNESSEE
COUNTY OF WASHINGTON

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared WALTER E. TITTLE, SR., WALTER E. TITTLE, JR., and JOHN E TITTLE, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the GENERAL PARTNERS of TITTLE and TITTLE, a Tennessee General Partnership, the within named bargainor, a Partnership, and that they as such General Partners, executed the foregoing instrument for the purposes therein contained by signing the name of the Partnership by themselves as such General Partners.

WITNESS my hand and seal at office in the State and County aforesaid this 14th day of February, 1995.

Kerri Lyons
Notary Public



My Commission Expires: April 29, 1998

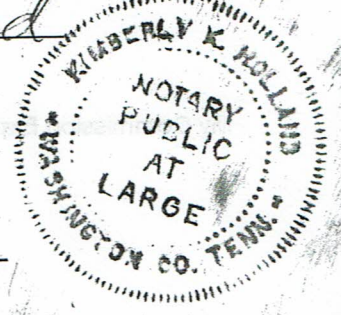
I, or we, hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater, is \$ 40,000.00, which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Patrick R. Carmichael
Affiant

Subscribed to and sworn to before me this 7th day of February, 1995.

Kimberly K. Holland
Notary Public or Register

My Commission Expires: April 29, 1998



Property Owner: LIMITED EDITION CONDOMINIUM OWNERS ASSOCIATION, INC.

Address: 76 Sterline Court North

Person or Agency responsible for payment of taxes: Same

Address: _____

Tax Map Information: Tax Map 38-P, Group E, Parcel 24-C (Parcel I)
Tax Map 38-P, Group E, Parcel 24-C, Special Interest 3 (Parcel II)
Tax Map 38-P, Group E, Parcel 24-C, Special Interest 4 (Parcel III)

