019,418-3

This instrument prepared by:
William F. Burton, Jr., Attorney
1416 Parkway Towers
Nashville, Tennessee 37219

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

CONDOMINIUM UNIT

WARRANTY DEED

BOOK 4505 PAGE 893

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO:
Mrs. Enid Lindenberg Carney 654 Timber Lane Nashville, Tenn. 37215	Fidelity Federal Saving s & Loan 401 Union St. Nashville, Tennessee 37219	Map. 117-3 C Pc 28-28A PW

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by Enid Lindenberg Carney and other good and valuable considerations, the receipt of which is hereby acknowledged, we Bobby G. Spivey and wife, Carole Jacobs Spivey, have bargained and sold and by these presents do transfer and convey unto the said Enid Lindenberg Carney, her 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 a part of Section "D", Woodlawn Manor, Incorporated, known as "Regency Park", as of record in Book 3700, page 80, Register's Office for said County, the part being conveyed being:

UNIT NO. 28 on said Section Plat, together with the carport designated as NUMBER 28-A as shown in and described by the MASTER Deed Establishing Horizontal Property Regime with respect to Woodlawn Manor, Inc., including the Surveyor Plans and the Administrative By-Laws thereunto attached and exhibited, of record in Book 3815, page 778, as amended in Book 4364, page 381, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Bobby G. Spivey and wife, Carole Jacobs Spivey, by deed from William D. Rogers and wife, Elizabeth B. Rogers, as of record in Book 4428, Page 636, Register's Office for Davidson County, Tennessee.

Together with each and all of the rights, privileges, and appurtenances thereunto belonging, as set forth in the said Master Deed, Surveyor Plans and Administrative By-Laws, including without limitation such unit's undivided percentage interest in the land and general common elements.

	MAY28	CONV	37,500.00			
	MAY28	STAX		A*	97.50	
State of Tennessee)	MAY28	PBTFEE		A*	.50	
County of Davidson)	MAY28	WDEED		A*	3.00	* 101.00

The actual consideration or value whichever is greater, for this transfer is $37,500.00. Sworn to and subscribed before me Enid Lindenberg Carney, this 27th day of May, 1971.

Estelle T. Osmby
NOTARY PUBLIC

My Commission Expires: My Commission Expires AUGUST 7, 1971

STATE OF TENNESSEE DAVIDSON COUNTY

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

Subject, however, to all of the provisions, conditions, restrictions, options, burdens, and undertakings contained in the Master Deed, the Surveyor Plans and Administrative By-Laws thereunto attached, and to the rules and regulations, all of which the Purchaser does assume and agree to observe and perform, including but not limited to the payment of assessments.

And subject to any easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the condominium and buildings thereon; and also subject to the provisions and requirements of the laws of the State of Tennessee, respecting the establishment and maintenance of a condominium, and particularly Section 64-2701, et seq., of the Tennessee Code Annotated; and, subject to any liability arising from suit pending in Chancery Court, Rule No. 91017, styled Emma Beard Woods vs. Woodlawn Manor, Inc., et al.

This is improved property, known as 654 Timber Lane, Nashville, Tenn. 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Enid Lindenberg Carney, her heirs and assigns forever.

And we do covenant with the said Enid Lindenberg Carney, 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 except as shown herein, and except for taxes for 1971 which constitute a lien, but are not yet due and payable, are being prorated between the parties as of the date of this deed.

And we, Bobby G. Spivey and wife, Carole Jacobs Spivey, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Enid Lindenberg Carney, her heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 27th day of May, 1971.

Bobby G. Spivey
BOBBY G. SPIVEY

Carole Jacobs Spivey
CAROLE JACOBS SPIVEY

1 6 5 8 7
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IDENTIF.
MAY 28 10 21 AM '71
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Earlie T. Osmby, a Notary Public in and for said County and State, the within named Bobby G. Spivey and wife, Carole Jacobs Spivey, the bargainors, with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of May, 1971.

Earlie T. Osmby
NOTARY PUBLIC

My Commission Expires: My Commission Expires AUGUST 7, 1971

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE