This instrument prepared in the office of Geo. I. Wadley & Son, Inc.
204 Stahlman Building
Nashville, Tennessee 37201

BOOK 4820 PAGE 594

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MORTON FLAMBERG ET UX (NAME)	Fidelity Federal Savings and Loan Assn. of Nashville (NAME)	To be assigned later.
612 Timber Lane, Regency Park (STREET ADDRESS OR ROUTE NUMBER)	3rd Avenue, North (STREET ADDRESS)	
Nashville, Tenn. 37215 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37201 (CITY) (ZONE) (STATE)	M.P.

For and in Consideration of the sum of Ten and No/100 - - - - - - - -

(10.00) - - - - - - - - - - - - - - - - - - *DOLLARS*

and other good and valuable consideration, the receipt of which is hereby acknowledged, including the assumption of a loan secured by Deed of Trust executed by John Moore Lee, Jr., single, to Vaden Lackey, Jr., Trustee, of record in Book 4561, Page 737, Register's Office for Davidson County, Tennessee,

MAY31	CONV	70,000.00		
MAY31 S'TAX			A* 182.00	
MAY31 PR'FEE			A* .50	
MAY31	W'DEED		A* 8.00	* 190.50

I, JOHN MOORE LEE, JR. (UNMARRIED)
have bargained and sold, and by these presents do transfer and convey unto the said MORTON FLAMBERG AND WIFE, AUDREY G. FLAMBERG,
THEIR *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

BEING a part of the Plan of Regency Park Condominium Tract, as shown per plat of record in Plat Book 3700, Pages 111 and 112, Register's Office for said County.

UNIT NO. 7 on said plat, together with the carport designated No. 7-A, as shown in and described by the Master Deed Establishing Horizontal Property Regime with respect to Regency Park Condominium.

BEING the same property conveyed to John Moore Lee, Jr., by deed from Ann Leslie McQuiddy Hall, Jane Dale McQuiddy Rainey and David L. McQuiddy, Jr., of record in Book 4561, Page 733, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

~~1. All questions of boundary lines and location of improvements and area contained in the property hereby insured, and rights of parties in possession, dependent upon a correct survey for determination.~~

M.F. J.M.L.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value whichever is greater, for this transfer is $70,000.00
Subscribed and sworn to before me, this the 30th day of May, 1974.
Affiant
My commission expires: 1/29/77 (Affix Seal)
Notary Public

LILLIAN C. ... NOTARY PUBLIC

2. The premises herein insured are subject to all provisions, including without limitations all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed of record in Book 3815, page 778, as amended in Book 4364, Page 381, and further amended in Book 4767, Page 431, Register's Office for Davidson County, Tennessee, by By-Laws for the administration of the building; 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 building 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, as amanded.

3. Repurchase and option agreement of record in Book 3907, page 839, and option agreement of record in Book 4215, Page 326, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 612 Timber Lane, Regency Park, Nashville, Tenn. 37215
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said MORTON FLAMBERG AND WIFE, AUDREY G. FLAMBERG, *their heirs and assigns, forever.*

And I *do covenant with the said* MORTON FLAMBERG AND WIFE, AUDREY G. FLAMBERG, *their 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 for 1974 taxes which are being prorated and assumed.

And I, JOHN MOORE LEE, JR. *do further covenant and bind* MYSELF, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* MORTON FLAMBERG AND WIFE, AUDREY G. FLAMBERG, *their heirs and assigns against the lawful claims of all persons whomsoever. Witness my hand this* 28th *day of* May, *19* 74, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

John Moore Lee Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Dorys W. Pickens, a Notary Public in and for said County and State, the within named JOHN MOORE LEE, JR.

the bargainor, with whom I am personally acquainted, and who acknowledged that HE executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 28th day of May, 1974.

Dorys W. Pickens, Notary Public.

Commission Expires 11/12/75

STATE OF
COUNTY OF

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named.....

the bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared....., with whom I am personally acquainted, and who, upon oath, acknowledged.....self to be..... .....of the ....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by.....self as.....

Witness my hand and seal, at office in....., this.....day of....., 19.....

.....
Notary Public

Commission Expires.....

WARRANTY DEED

FROM

JOHN MOORE LEE, JR.

TO

MORTON FLAMBERG AND WIFE,

AUDREY G. FLAMBERG

C 5 6 7 3 7

IDENTIF. REFERENCE

MAY 31 | 26 PM '74

DAVIDSON COUNTY, TENN.

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Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

GEO. I. WADDEY & SON, INC.
204 Stahlman Building
Nashville, Tennessee 37201