BOOK 4825 PAGE 397

WARRANTY DEED

This instrument was prepared by
GRISSIM AND SHORT, Attorneys
Court Square Building
Nashville, Tennessee

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Wanda Sands	Fidelity Federal Savings & Loan	Map 162-9A
Townhouse 97 (NAME) 5510 Country Drive	(NAME) Assoc. 226 3rd Avenue North	Parcel 97
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn. 37211	(STREET ADDRESS) Nashville, Tenn. 37201	5D55973
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) *Dollars,* cash, and other good and valuable consideration, receipt of which is hereby acknowledged, including the assumption by Wanda Sands of the outstanding balance of a note payable to Fidelity Federal Savings and Loan Association in the original amount of $25,400.00, and secured by a Deed of Trust of record in Book 4698, Page 21, Register's Office for Davidson County, Tennessee

I, Odell K. Balls, a widower,

have this day bargained and sold, and do hereby transfer and convey unto the said Wanda Sands,

her *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

A certain condominium apartment in Nashville, Davidson County, Tennessee, being Town House #97, Building #16, in a Horizontal Property Regime, as shown on the Plan of Hickory Valley Condominium, Phase 2, as of record in Book 4460, page 133, Register's Office for said County, to which reference is here made.

Being the same property conveyed to Odell K. Balls, a widower, by deed from Randall Phillips Builders, Inc., of record in Book 4698, page 19, said Register's Office, and held under the provisions of a Master Deed establishing a Horizontal Property Regime, of record in Book 4659, page 32, said Register's Office.

This conveyance is made subject to all provisions and requirements of the Tennessee Horizontal Property Act, as set out in Sec. 64-2701 et seq. of the Tennessee Code Annotated and the by-laws for the administration thereof; all restrictions, easements, etc., rights and interests in favor of other unit owners, options, burdens, assessments and undertakings, etc., contained in the above mentioned Master Deed.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 24,500.00

Subscribed and sworn to before me, this the 14 day of June 19 74

Affiant Odell K Balls

My commission expires April 26 1978 (Affix Seal)

Notary Public

This is ( ) unimproved (X) improved property, known as Townhouse 97, Bldg. #16, Hickory Valley Condominium (House Number) 5510 Country Drive (Street) Nashville (P. O. Address) Tennessee (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Wanda Sands her *(successors), heirs and assigns forever.* I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.,* except as of record.

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Wanda Sands her *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 14th *day of* June, 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.*

Odell K. Balls

Odell K. Balls

BOOK 1825 PAGE 398

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Estelle Dickerson, a Notary Public in and for said County and State, Odell K. Balls

the within named 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 14 day of June, 19 74

Commission expires April 26-1978 Estelle Dickerson Notary Public

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 CONV 24,593.00, this.....day of JUN 17 ~~S~~ STAX A* 63.96, JUN 17 ~~PR~~ FEE A* .50, ... Notary Public

Commission expires JUN 17 ~~W~~ DEED A* 4.00 * 68.46

C 58955

IDENTIF. REFERENCE

JUN 17 10 58 AM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM
Odell K. Balls

TO
Wanda Sands

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238