FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

084,382-7 BOOK 4829 PAGE 541

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
EDWARD J. CHILDERS ET UX	Edward J. Childers	Map 116-13-C-
(NAME:) Apt. 73, 105 Leake Ave.	(NAME:) Apt 73 105 Leake Ave	Par. 73
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee 37205	(STREET ADDRESS) Nashville, Tenn. 37205	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

WARRANTY DEED

This instrument was prepared by Jno. B. Cobb, Jr., Attorney at Law Stahlman Building, Nashville, Tenn.

For and in 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, EVANS-CAIN COMPANY, a partnership composed of Ross Evans Jr., and John E. Cain, III, hereinafter called the grantors, have bargained and sold, and by these presents do transfer and convey unto EDWARD J. CHILDERS AND WIFE, VALERIE A. CHILDERS

hereinafter called the grantees, their heirs and assigns, a certain condominium apartment in Davidson County, State of Tennessee, described as follows, To-wit:

Apartment No. 73 in Belle Meade Tower, a horizontal property regime located at 105 Leake Avenue in Nashville, Davidson County, Tennessee, as shown on the plat of Belle Meade Tower, recorded in Book 4175, page 159, of the Register's Office of Davidson County, Tennessee, and described in a Master Deed, recorded in Book 4469, page 530, as amended by a deed of correction relating to the Master Deed, of record in Book 4494, page 489, and further amended in Book 4631, page 407 and Book 4631, page 410, of the Register's Office of Davidson County, Tennessee, to which reference is hereby Made. Parking Space No. 26 in the garage attached to the building of Belle Meade Tower is a limited common element for the exclusive use of the co-owner of said apartment. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners, and tenants of Belle Meade Tower contained in the Master Deed, and the By-Laws appended thereto, recorded in Book 4469, page 530, as amended by a deed of correction relating to the Master Deed of Record in Book 4494, page 489, and further amended in Book 4631, page 407, and Book 4631, page 410, of the Register's Office of Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

The Grantors do hereby covenant with the Grantees that, in exercising their rights under Item (iii) of Section 3, as stated on Page 3 of the said Master Deed, the present ratio of parking area in relation to the square footage of the existing building of Belle Meade Tower, a condominium, will not be reduced.

This is improved property known as Apt. No. 73, 105 Leake Avenue, Nashville, Tennessee 37205.

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 apartment in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein setout; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said apartment 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 . Taxes for the year 1974, are a lien on the apartment and are assumed by the Grantee.

WITNESS my hand ____ this 26th day of June, 19 74.

EVANS-CAIN COMPANY

by _____
Partner

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ross Evans Jr., Partner 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 26th day of June, 19 74.

Earlie T. Ormsby
Notary Public

My Commission expires:
My Commission Expires AUG. 9, 1975

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $25,900.00.

Subscribed and sworn to before me, this the 26th day of June, 19 74

Edward Chiders
Affiant

Earlie T. Ormsby
Notary Public

My Commission Expires AUG. 9, 1975

C60823

T
IDENTIF. REFERENCE

JUN 27 3 25 PM '74

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

JUN27'74	CONV	25,900.00			
JUN27'74 S'TAX			A*	67.34	
JUN27'74 PR'FEE			A*	.50	
JUN27'74	W'DEED		A*	4.00	* 71.84