This instrument prepared by: Thomas M. Black, Attorney at Law, 223 Madison Street, Madison, Tennessee 37115

WARRANTY DEED

BOOK 4961 PAGE 565

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
J. RICHARD DENNING	Fidelity Federal Savings & Loan	Map 162-5-C
(NAME)	(NAME)	
5515 Country Drive #41	401 Union Street	Parcel 41
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37211	Nashville, Tennessee 37219	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ----------TEN AND 00/100----------
----------($10.00)---------- *Dollars,*

cash in hand paid, and other good and valuable considerations, receipt of which is hereby acknowledged, including the grantee assuming two certain unpaid indebtednesses of record in Book ____, page _____, Register's Office for Davidson County, Tennessee; and Book 4578, page 999, said Register's Office, which grantee promises to pay and agrees to hold grantor harmless from same,

I, LINDA S. DENNING, in full accordance with T.C.A. 64-110,

have this day bargained and sold, and do hereby transfer and convey unto the said J. RICHARD DENNING, all of my right, title and interest in the property herein conveyed, to the end that fee simple title is now vested in J. RICHARD DENNING, his *(successors), heirs and assigns,* in *certain real estate in Davidson County, Tennessee, as follows:*

A certain Condominium Apartment in Nashville, Davidson County, Tennessee, described as follows, to wit:
Town House No. 41 in Hickory Valley Condominiums, a horizontal property regime, as shown on the Plan of Hickory Valley, recorded in Book 4460, page 27, Register's Office for said County, to which reference is here made.

Being the same property conveyed to J. Richard Denning and wife, Linda S. Denning, by deed from Randall Phillips Builders, Inc., of record in Book 4578, page 999, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all provisions, including without limitation all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed of record in Book 4521, page 574, said Register's Office; the 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 buildings thereon; and also subject to the provisions and requirements of the laws of the State of Tennessee respecting the establishment of a condominium, particularly T.C.A. 64-2701, et seq.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Subscribed and sworn to before me, this the _____ day of October 19 75

Affiant

My commission expires: _____ (Affix Seal)

Notary Public

This is improved ( ) unimproved (XX) property, known as 5515 Country Drive #41, Hickory Valley, Nashville, Tn. 37211
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said grantee, his *(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 appears 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* grantee, his *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my *hand* this 15th *day of* October, 19 75, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Linda S. Denning

BOOK 4961 PAGE 566

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned *, a Notary Public in and for said County and State,* LINDA S. DENNING

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

Witness my hand and official seal at Nashville *Tennessee, this* 15th *day of* October, *19* 75.

Rose Marie Johnson *Notary Public*

Commission expires NOTARY PUBLIC DAVIDSON COUNTY, TENN. MY COMMISSION EXPIRES AUGUST 16, 1977

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 .....

OCT 15 75 MISC A* 4.00 * 4.00

WARRANTY DEED
FROM
LINDA S. DENNING
TO
J. RICHARD DENNING

D 20013

IDENTIF. REFERENCE

OCT 15 2 28 PM '75

FELIX J. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Commonwealth Title Agency
of Nashville, Inc.
Suite 106 Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115