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WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
June S, Roy & Harry R. Sanders, Jr. (NAME)	SAME (NAME)	104-10-3
334 Elmington Ave (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	7DA-01825
Nashville, Tenn. 37205 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Ten & 00/100 ($10.00) ---------- ---------- *DOLLARS* paid in cash, and other good and valuable consideration received from the grantees hereinafter named; we,

NOV17 75 CONV 47,000.00
NOV17 75 S'TAX B* 122.20
NOV17 75 PR'FEE B* .50
NOV17 75 W'DEED B* 6.00 * 128.70

BENJAMIN P. FIELD and wife, ANN F. FIELD,

have bargained and sold, and by these presents do transfer and convey unto the said grantees, JUNE S. ROY and HARRY R. SANDERS, JR., as tenants in common, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

A certain condominium apartment unit located within the Elmington Condominium, a horizontal property regime in the 7th Civil District of Davidson County, Tennessee, being

Unit No. 334 in Building "F" (Parcel 13 of Block "F"), as shown on the Revised Plan of Elmington Condominium, of record in Book 4300, page 200 (and also shown on the 2nd Revised Plan of Elmington Condominium, of record in Book 4660, page 60), to which Revised Plan reference is here made for a complete description and portrayal of said Unit No. 334.

Together with the undivided interest in and to the common elements, both general and limited, in anywise appertaining to said Unit No. 334 and thereunto belonging.

Being the same property conveyed to Benjamin P. Field and wife, Ann F. Field, by deed from Miller Kimbrough, Jr. and wife, of record in Book 4744, page 674.

And together with, but subject to, all rights, covenants, restrictions, easements, options, burdens, assessments, provisions and conditions established by and contained in (1) the Revised Plan of Elmington Condominium, of record in Book 4300, page 200 and the 2nd Revised

MARY EVANS NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 47,000.00

Subscribed and sworn to before me, this the 14th day of Nov. 19 75

Margaret A. Mayfield Jr. (Affiant)

My commission expires: 4/25/76 (Affix Seal)

Mary Evans (Notary Public)

This instrument was prepared by John J. Archer, Attorney
300 James Robertson Parkway, Nashville, Tennessee 37201

Plan of Elmington Condominium, of record in Book 4660, page 60, (2) the Master Deed of Elmington Condominium, of record in Book 4486, page 547, as amended by instrument of record in Book 4963, page 265, (3) the Elmington Condominium Association By-Laws, of record in Book 4486, page 553, as amended by instrument of record in Book 4963, page 263, (4) the instrument of record in Book 4673, page 102, making said Master Deed and By-Laws applicable to said Revised Plan, (5) the Agreement of record in Book 4744, page 677, pertaining to future amendment to said Revised Plan, Master Deed and By-Laws, and (6) the provisions of the "Horizontal Property Act", Tennessee Code Annotated, Sec. 64-2701, et seq.; all of which the said grantees agree to observe, perform and to be bound by.

And further subject to the lien of taxes for the year 1975, which have been prorated and assumed by the grantees.

The Books and pages cited herein refer to the records of the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 334 Elmington Ave., Nashville, TN 37205
(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 grantees, their *heirs and assigns, forever.*

And we *do covenant with the said* grantees *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 stated hereinbefore. We further covenant and warrant that there are no unpaid assessments against us for common expenses of said condominium ownership, except such as are reflected on the settlement statements in connection herewith.

And we, Benjamin P. Field and wife, Ann F. Field, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* grantees, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 14th *day of* November, *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.*

Benjamin P. Field

Benjamin P. Field

Ann F. Field

Ann F. Field

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, Mary Emery, a Notary Public in and for said County and State, the within named Benjamin P. Field and wife, Ann F. Field,

the bargainor S, 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 14th day of November, 19 75.

Mary Emery, Notary Public.

Commission Expires 4/25/76

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

D24651

1 FEE REFERENCE
Nov 3 17 PM '75
FEE REGISTER DAVIDSON COUNTY, TENN.

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