Loan #510419-8

FIDELITY FEDERAL SAVINGS THIS INSTRUMENT WAS PREPARED BY: BOOK 5017 PAGE 873
LOAN ASSOCIATION OF NASHVILLE
ALAN L. SATURN, Esquire, 26th Floor, First American Center, Nashville, Tennessee 37238

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NO.
Phillip Neil Baird	Fidelity Federal	147-9-A
(Name)	(Name)	
839 Todd Preis Dr.	401 Union	13
(Street Address or Route Number)	(Street Address)	
Nashville, Tennessee 37221	Nashville, TN 37219	PM
(City) (State) (Zip)	(City) (State) (Zip)	

CONDOMINIUM UNIT WARRANTY DEED

FOR AND INCONSIDERATION of the Sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, BARRY CONSTRUCTION COMPANY, a Tennessee Corporation, hereinafter called the GRANTOR, has bargained and sold and by these presents does transfer and convey unto

Phillip N. Baird and Gail S. Baird

hereinafter called the GRANTEES, their heirs, successors and assigns, a certain condominium unit, located in Davidson County, State of Tennessee, shown on the Plan of Doral Country Villa Condominiums, Section I, as of record in Book 4860, page 96, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Being Unit No. 104-A on said Plan, and being known as 839 Todd Preis Drive, Nashville, Tennessee 37221, together with each and all of the rights and appurtenances thereunto belonging, including such unit's undivided percentage interest in the land and general common elements, as fully described and set forth in a Master Deed, recorded in Book 5011, page 395, as amended in Book 5015, page 251, of the Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, co-owners and tenants of Doral Country Villa Condominiums, Section I, contained in the Master Deed and the By-laws appended thereto, recorded in Book 5011, page 395, as amended in Book 5015, page 251, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being part of the property conveyed to Barry Construction Company, a Tennessee Corporation, by deed from Barry Zeitlin and wife, Linda Zeitlin of record in Book 5007, page 314, said Register's Office.

This is improved property known as Unit No. 104-A, 839 Todd Preis Dr., Doral Country Villa Condominiums, Nashville, Tennessee 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with 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 unit in fee simple have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said unit to the said grantees, their heirs and assigns, against the lawful claims of all persons whosoever. 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.

WITNESS its hands this 15th day of April, 1976

BARRY CONSTRUCTION COMPANY

By: Barry Zeitlin
Barry Zeitlin, President

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STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared BARRY ZEITLIN, with whom I am personally acquainted and who upon his oath acknowledged himself to be the President respectively of the BARRY CONSTRUCTION COMPANY, a Tennessee Corporation, the within named bargainor, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Barry Zeitlin as such President.

Witness my hand and official seal at office at Nashville, Tennessee, on this the 19th day of April, 1976.

_____
Notary Public

My Commission Expires: 2/7/79

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

IDENTIF. REFERENCE

APR 22 2 24 PM '76

FELIX A. ZOLLICOFFER
REGISTER
DAVIDSON COUNTY, TENN.

D 4 5 8 7 1

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

_____
Affiant

Subscribed and sworn to before me, this the 19th day of April, 1976.

_____
Notary Public

My Commission Expires:

My Commission Expires Dec. 11, 1979

APR22'76	CONV	25,900.00			
APR22'76	S'TAX		B*	67.34	
APR22'76	PR'FEE		B*	.50	
APR22'76	W'DEED		B*	4.00	* 71.84