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WARRANTY DEED

THIS INSTRUMENT PREPARED BY
Thompson, Liebengood, and Crawford
FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J. Haskell Tidman (NAME:)	Fidelity Federal Savings & Loan Assn. (NAME:)	
620 Timber Lane (STREET ADDRESS OR ROUTE NUMBER)	Fourth and Union (STREET ADDRESS)	117-2C
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37219 (CITY) (ZONE) (STATE)	11-11-A-20

For and in Consideration of the sum of TEN AND NO/100---------- ($10.00) ---------- *DOLLARS*

cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, and the agreement by Grantee to assume the present indebtedness evidenced by a Deed of Trust of record in Book 3910, page 555, Register's Office for Davidson County.

MAY-76	CONV	69,000.00			
MAY-76 STTAX			B* 179.40		
MAY-76 PR'FEE			B* .50		
MAY-76	W'DEED		B* 6.00	*	185.90

I, Idanelle S. McMurry, a single woman,

have bargained and sold, and by these presents do transfer and convey unto the said J. Haskell Tidman,

his *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being a part of Section "A" Woodlawn Manor, Inc., tract as shown on the plat of record in Plat Book 3700, page 12, of the Register's Office of Davidson County, Tennessee; the part hereby conveyed being:
Unit No. 11 on the said section plat together with the car port designated Number 11A as shown in and described by the Master Deed Establishing Horizontal Property Regime with Respect to Woodlawn Manor, Inc., including the Surveyor Plans and the Administrative By-Laws thereunto attached and exhibited, recorded in Book 3815, page 778, of the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Idanelle McMurry, by deed from Woodlawn Manor, Inc., a corporation, of record in Book 3910, page 551, Register's Office for said County. The said Idanelle McMurry and Idanelle S. McMurry being one and the same person.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $69,000

Subscribed and sworn to before me, this the 6th day of May, 19 76

Affiant

My commission expires My Commission Expires August 15, 1978

(Affix Seal)

Notary Public

CRAWFORD, JR. NOTARY PUBLIC STATE OF TENNESSEE

This property is unencumbered except for the following items:
(1) 1976 Taxes to be prorated and assumed by Grantee.
(2) Repurchase and option agreement executed by Woodlawn Manor, Inc. and others, upon the terms, conditions and provisions as set forth in instrument of record in Book 3907, page 839, Register's Office for Davidson County, Tennessee.
(3) Limitations and conditions imposed by the "Horizontal Property Act" as set out in Code Sections 64-2704 to 22, both inclusive of the Tennessee Code Annotated.
(4) Terms, provisions, covenants, conditions, easements and rights extablished by and contained in the Master Deed of Woodlawn Manor, Inc., Condominium, now known as Regency Park Condominium, a Horizontal Property Regime, filed September 25, 1964, and recorded in Book 3815, page 778, Register's Office for Davidson County, Tennessee, including the plat recorded in Book 3700, page 112, Register's Office for said County, and the By-Laws of Woodlawn Manor Inc., Condominium, now known as Regency Park Condominium, recorded in Book 3815, page 788, et seq., Register's Office for said County, and as amended in Book 4364, page 381 and Book 4767, page 431, said Register's Office.
(5) Any lien or other obligation to pay assessments for prorated expenses of administration and of maintenance and repair of the common elements, general and limited of the building and any other expenses lawfully agreed upon and to pay the proportionate cost whenever it shall be proper to proceed with reconstruction of the building in case of fire or other disaster and where the insurance indemnity is insufficient to cover the cost of such reconstruction, as set out in Master Deed of record in Book 3815, page 778, Register's Office in Davidson County, Tennessee.
(6) Deed of Trust of record in Book 3910, page 555, Register's Office for Davidson County.

This is unimproved ( ) improved (X) property, known as 620 Timber Lane, Nashville, Tennessee
(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 J. Haskell Tidman *his heirs and assigns, forever.*

And I *do covenant with the said* J. Haskell Tidman *that* I am *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 above.

And I, Idanelle S. McMurry *do further covenant and bind* myself and my *heirs and representatives, to warrant and forever defend the title to the said land to the said* J. Haskell Tidman *his heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 6th *day of* May, *19*76, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

X Idanelle S. McMurry
Idanelle S. McMurry

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, George V. Crawford, Jr., a Notary Public in and for said County and State, the within named Idanelle S. McMurry

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 Nashville, Tennessee, this 6th day of May, 19 76.

GEORGE V. CRAWFORD, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public.

Commission Expires My Commission Expires August 15, 1979

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

D 4804 7 FILED FOR REFERENCE MAY 7 9 38 AM '76 REGISTER DAVIDSON COUNTY TENN.

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