BOOK 5023 PAGE 123

mail

THIS INSTRUMENT WAS PREPARED BY:
GAIL P. PIGG, ATTORNEY
230 FOURTH AVE., NORTH
NASHVILLE, TENNESSEE 37219

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Charity Rose Colwell	Fidelity Federal Savings	162-5C
(NAME) 5515 Country Dr. Apt. 54	& Loan Association 401 Union	#54
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37211	(STREET ADDRESS) Nashville, TN	5D,U-55669
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)----------

---------- Dollars,

and other good and valuable consideration, the receipt of which is hereby acknowledged, and the assumption by the grantee of the unpaid principal balance of a note payable to Fidelity Federal Savings and Loan Association, secured by deed of trust in Book 4604, page 156, and the assumption of the escrow account therewith and the assumption of the unpaid principal balance of a note payable to Randall Phillips Builders, Inc. secured by installment deed of record in Book 4604,p.160, Register's Office for Davidson County, Tennessee

ROBERT CAPPS and wife, RISA CAPPS
have this day bargained and sold, and do hereby transfer and convey unto the said

CHARITY ROSE COLWELL
her

(successors), heirs and assigns,
certain real estate in Davidson County, Tennessee, as follows:

Town House No. 54, Building No. 8, in Hickory Valley Condominiums, a Horizontal Property Regime, in Nashville, Davidson County, Tennessee, as shown on the Plan of Hickory Valley, of record in Book 4460, page 27, Register's Office for said County, to which plan reference is here made.

Being the same property conveyed to Robert Capps by deed from Myrtle Nelson, of record in Book 4732, page 958, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all provisions, including without limitations 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; and the By-Laws for the administration of the building, easements, rights and interests 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 and maintenance of a condominium, and particularly Section 64-2701 et seq. of the Tennessee Code Annotated.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 21,868.33

Subscribed and sworn to before me, this the 30th day of April 1976

Affiant

My commission expires: 4/27/77 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 5515 Country Drive, Apt. 54, Nashville, TN
(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

CHARITY ROSE COLWELL
her

(successors), heirs and assigns forever. we *covenant that* we are *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 for 1976 taxes, and as set out above; deed of trust inBK.4604,p.156 and installment deed in BK.4604,p.160.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said*

CHARITY ROSE COLWELL
her

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our hands *this* 30th *day of* April, 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.*

Robert Capps

Risa Capps

BOOK 5023 PAGE 124

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Gail Pigg, a Notary Public in and for said County and State, Robert Capps and wife, Risa Capps

the within named 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 30th day of April, 19 76

Gail Pigg Notary Public

My commission expires 4/27/77

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 .....

MAY 10 76 CONV 21,868.33
MAY 10 76 S'TAX B* 56.94
MAY 10 76 FR'FEE B* .50
MAY 10 76 W'DEED B* 4.00 * 61.44

WARRANTY DEED

FROM
Robert Capps et ux

TO
Charity Rose Colwell

D 48227

IDENT. REFERENCE

MAY 10 9 45 AM '76

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238