BOOK 5029 PAGE 948 mail THIS INSTRUMENT PREPARED BY Thompson, Liebengood, and Crawford FIRST AMERICAN CENTER NASHVILLE, TENNESSEE 37238

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
E. Oscar Woolfolk and wife, Norma B. Woolfolk (NAME)	Fidelity Federal Savings & Loan Association (NAME)	Map 104-10-C
364 Elmington Avenue (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Parcel 32
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37219 (CITY) (ZONE) (STATE)	

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 Grantees to assume the present indebtedness evidenced by a Deed of Trust of record in Book 4740, page 433 and as corrected by instrument of record in Book 4786, page 374, Register's Office, Davidson County, Tennessee.

We, Francis Collins and wife, Caren Jorgensen Collins

have bargained and sold, and by these presents do transfer and convey unto the said E. Oscar Woolfolk and wife, Norma B. woolfolk, their

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

A part of Elmington Condominium tract as shown per Revised Plan of record in Plat Book 4300, page 200, of the Register's Office of Davidson County, Tennessee, identified as follows:

Unit H-32 on said Plat as shown in and described by the Master Deed establishing horizontal property regime with respect to Elmington Condominium, including the Surveyors Plans and the Administrative By-Laws, recorded in Book 4486, pages 553-566 of the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Francis Collins and wife, Caren Jorgensen Collins by deed from Miller Kimbrough, Jr. and wife, Carolyn L. Kimbrough of record in Book 4740, page 430, Register's Office of Davidson County, Tennessee. The said Francis Collins and Daniel Francis Collins being one and the same person.

This conveyance is made subject to the following encumbrances:
(1) 1976 taxes to be prorated and assumed by Grantees.
(2) Easements, setback lines and Plan of Elmington Condominium of record in Book 4300, page 200, said Register's Office.
(3) Terms and conditions of Master Deed and By-Laws of Elmington Condominium Association of record in Book 4486, page 547, Register's Office for Davidson County, Tennessee.
(4) The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 64-2701 et seq. of the Tennessee Code Annotated and is subject to the provisions and requirements (cont.*)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 52,000

Affiant

Subscribed and sworn to before me, this the 8th day of April, 1976

Notary Public

My commission expires: My Commission Expires August 15, 1979

(Affix Seal)

(cont.*)
thereof; and is subject to the By-Laws for the Administration thereof; also subject to 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 or embracing the regime and buildings thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed and By-Laws (at page 553) of record in Book 4486, page 547, Register's Office for Davidson County, Tennessee.
(5) Master Deed and By-Laws made applicable to Plan of record in Book 4300, page 200, by instrument of record in Book 4673, page 102, Register's Office for Davidson County, Tennessee.
(6) Deed of Trust executed by Daniel Francis Collins and wife, Caren Jorgensen Collins, dated August 12, and August 17, 1973, of record in Book 4740, page 433, and corrected in Book 4786, page 374, Register's Office for Davidson County, Tennessee.

MAY28'76	CONV	52,000.00			
MAY28'76 S'TAX			B*	135.20	
MAY28'76 PB'FEE			B*	.50	
MAY28'76	W'DEED		B*	6.00	* 141.70

unimproved ( )
This is improved (X) property, known as 364 Elmington Avenue, 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 E. Oscar Woolfolk and wife, Norma B. Woolfolk, their *heirs and assigns, forever.*

And we *do covenant with the said* E. Oscar Woolfolk and wife, Norma B. Woolfolk *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 noted above.

And we, Francis Collins and wife, Caren Jorgensen Collins *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* E. Oscar Woolfolk and wife, Norma B. Woolfolk, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 27th *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.*

Francis Collins
Francis Collins

Caren Jorgensen Collins
Caren Jorgensen Collins

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STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~
SHELBY

Personally appeared before me, TED CUTSHAW, a Notary Public in and for said County and State, the within named Caren Jorgensen Collins

the 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 MEMPHIS SHELBY, Tennessee, this 10th day of MAY, 1976.

Ted Cutshaw, Notary Public.

Commission Expires DEC 15 1979

STATE OF Tennessee
COUNTY OF Davidson

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

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

Witness my hand and official seal at Nashville, Tennessee, this 24th day of May, 1976.

George V. Crawford, Jr., Notary Public.

Commission Expires My Commission Expires August 15, 1979

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.....

D 5 1 3 0 4

IDENTIF. REFERENCE

MAY 28 12 20 PM '76

FELIX Z. HILL REGISTER
DAVIDSON COUNTY, TENN.