THIS INSTRUMENT PREPARED BY:
VIRGINIA J. SLOAN, BROKER
5600 Country Drive
Nashville, Tenn. 37211

Mail to

WARRANTY DEED

5052 PAGE 788

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
EDWARD PAUL BRANDING (NAME)	Fid.Fed. Savings & Loan Assoc. (NAME)	162-5-C
#55-5515 Country Drive (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	55
Nashville, Tenn. 37211 (CITY) (P. O. ZONE) (STATE)	Nashville, Tenn. 37219 (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100ths----------

----------($10.00)---------- *Dollars,*
cash in hand paid by Edward Paul Branding, and other good and valuable consideration, the receipt of which is hereby acknowledged, including the assumption and agreement to pay the balance owing to Fidelity Federal Savings and Loan Association on a promissory note secured by a deed of trust to Vaden Lackey, Jr., Trustee of record in Book 4588, page 234, said Register's Office and agreement to pay the balance owing on an Installment Deed note in favor of Randall Phillips Builders, Inc., of record in Book 4809, page 131, said Register's Office.

VIRGINIA J. SLOAN
has
this day bargained and sold, and do hereby transfer and convey unto the said EDWARD PAUL BRANDING

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

A certain Condominium Apartment in Davidson County, Tennessee, described as follows, to wit:
Townhouse No. 55, Building No. ___, 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 Virginia J. Sloan by deed from Jerry C. Malone and wife, Judith Anne Malone of record in Book 5007, Page 788, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all provisions, including without limitation 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; 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 of the Tennessee Code Annotated.

NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $23,058.38

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

Affiant Edward Paul Branding

My commission expires: April 28 1980 (Affix Seal)

Notary Public Virginia J. Sloan

This is ( ) unimproved (X) improved property, known as #55-5515 Country Drive, Nashville, Tenn. 37211
(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 EDWARD PAUL BRANDING

his *(successors), heirs and assigns forever.* I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* EDWARD PAUL BRANDING

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

Witness my hand this 8th *day of* July, 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.*

Virginia J. Sloan
VIRGINIA J. SLOAN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 5052 PAGE 789

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* VIRGINIA J. SLOAN

the within named 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 Nashville, *Tennessee, this* 7th *day of* July, *19*76.

Lunsford M. Hollins Jr. *Notary Public*

Commission expires May 6, 1980

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 6, 1980

AUG-2?? CONV 23,058.38
AUG-2?? S'TAX B* 60.00
AUG-2?? PA'FEE B* .50
AUG-2?? W'DEED B* 4.00 * 64.56

WARRANTY DEED

FROM
VIRGINIA J. SLOAN

TO
EDWARD PAUL BRANDING

PLEASE RETURN TO:
FIDELITY FEDERAL SAVINGS
& LOAN ASSOCIATION
401 Union Street
Nashville, Tenn. 37219
ATTEN: PATTY WALLACE

D 6 1 1 7 9

IDENTIF. REFERENCE

AUG 2 11 14 AM '76

FEE ... REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS