BOOK 5056 PAGE 82

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DONALD GRAVES	Fidelity Federal Savings & Loan	
Hickory Valley Condominiums No. 56, 5515 Country Dr.	(NAME:) 401 Union Street	162-5-A 56 pw
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37211	Nashville, Tennessee 37219	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Three Thousand and Six Hundred and No/100 ($3,600.00) ---------- *DOLLARS* Cash, in hand paid by the hereinafter named Grantee, and the assumption of the payment of a note payable to Fidelity Federal Savings & Loan Association, dated September 15, 1972, and secured by a Deed of Trust of record in Book 4638, Page 645, of the Register's Office of Davidson County, Tennessee. The Grantee hereby assumes and agrees to pay the unpaid principal balance of said note.

I, WILLIAM B. DAVIS, JR. *have bargained and sold, and by these presents do transfer and convey unto the said* DONALD GRAVES (the "Grantee"), his *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

A certain Condominium Apartment in Nashville, Davidson County, Tennessee, being Townhouse No. 56, in Hickory Valley Condominiums, Phase I, a horizonatal property regime, as shown on the Plan of Hickory Valley Condominiums of record in Book 4460, Page 27, Register's Office for Davidson County, Tennessee, to which reference is made for a complete description.

Being the same property conveyed to the Grantor by Deed from Peter Richard Ellis and wife, Melanie L. Ellis, of record in Book 4753, Page 861, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

1. Taxes for 1976, which are assumed by the Grantee.

2. Subject premises are 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, and easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 22,000.00

Subscribed and sworn to before me, this the 12 day of AUGUST, 19 76

Donald M. Graves
Affiant

My commission expires: Oct 29 - 1977
(Affix Seal)

Mrs Rita G. Bass
Notary Public

RECEIVED AUG 12 1976 DAVIDSON COUNTY REGISTER

hereafter established over, through, or upon the land embracing the condominium and buildings thereon; and also, subject to the provisions and requirements and maintenance of a condominium and particularly Section 64-2701, et seq. of the Tennessee Code Annotated.

This is unimproved ( ) improved (X) property, known as Townhouse No. 56, Hickory Valley Condominiums, Phase I 5515 (House Number) Country Drive (Street) Nashville P. O. Address: Tennessee (City or Town) 37211

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said DONALD GRAVES (the "Grantee"), his *heirs and assigns, forever.*

And I *do covenant with the said* DONALD GRAVES *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 otherwise set out above.

And the Grantor, WILLIAM B. DAVIS, JR. does *further covenant and bind* himself, his *heirs and representatives, to warrant and forever defend the title to the said land to the said* DONALD GRAVES, his *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness MY *hand this* 7th *day of* August, *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.*

William B Davis Jr.

WILLIAM B. DAVIS, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named WILLIAM B. DAVIS, JR.

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 7 day of August, 19 76

Mrs Artie J. Bond, Notary Public.

Commission Expires October 29, 1977

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

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 .

WARRANTY DEED

FROM

WILLIAM B. DAVIS, JR.

TO

DONALD GRAVES

THIS INSTRUMENT PREPARED BY:

Thomas C. Scott,
Attorney at Law
911 J. C. Bradford Bldg.
P.O. Box O
Nashville, Tennessee 37219

Phone: 615-255-3439

Compliments of

Brooks Realty & Construction Co.

10th Floor - Third National Bank Bldg.
Nashville, Tennessee 37219
REALTORS
Phone 255-5749 • 297-7698

REALTOR®

D6266 3

IDENTIF. REFERENCE

BOOK 5056 PAGE 85

AUG 10 4 14 PM '76

FELIX P. ROBERTSON
REGISTER
DAVIDSON COUNTY, TENN.

AUG 10 CONV
AUG 10 STAX 22489.95
AUG 10 PRTEE B* 58.50
WDEED B* .50
B* 8.00
* 67.00