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WARRANTY DEED

(CORPORATE FORM)

This Instrument Was Prepared By
DENNEY, LACKEY & CHERNAU
218 Third Avenue North
Nashville, Tennessee 37201#WD5

Loan # 111414-C

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joan K. Schmidt	Fidelity Federal Savings & Loan	MAP 162-9-B
TH 192 Bldg. 1 (NAME) 5600 Country Drive	(NAME) 401 Union Street	PAR. 125
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37211	(STREET ADDRESS) Nashville, Tennessee 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	m-p

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

cash in hand paid by John K. Schmidt, unmarried, and other good and valuable considerations, the receipt of which is hereby acknowledged,

RANDALL PHILLIPS BUILDERS, INC. *has bargained and sold, and does hereby transfer and convey unto the said*

JOAN K. SCHMIDT, UNMARRIED, her ~~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:

Town House No. 192, Building No. 1, including the garage therewith, in a Horizontal Property Regime as shown on the Plan of Hickory Valley Condominiums, Phase 3, as of record in Book 4860, page 1, as amended in Book 4890, page 372, Register's Office for said County, to which reference is here made.

Being part of the same property conveyed to Randall Phillips Builders, Inc. by deed from Clyde H. Delvin, Jr. and wife, Margaret Will Delvin of record in Book 4314, page 657, 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 4918, page 116, as amended in Book 4958, page 346, 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.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 34,000.00

Subscribed and sworn to before me, this the 23 day of September, 19 76

Affiant

My commission expires: (Affix Seal)

Notary Public

This is improved ( ) unimproved (X) property, known as TH. 192, 5600 Country Drive, Nashville, TN 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

Joan K. Schmidt, unmarried her

(successors), heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered.

Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to said

Joan K. Schmidt, unmarried, her

~~successors~~ *heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 23 *day of* September, *19* 76, *the corporate party, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

RANDALL PHILLIPS BUILDERS, INC.

By:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, [illegible], *a Notary Public of the State and County aforesaid, personally appeared* [illegible], *with whom I am personally acquainted, and who, upon oath, acknowledged* [illegible] *self to be* [illegible] *of the* Randall Phillips Builders, Inc., *the within named bargainor, a corporation, and that* [illegible] *he as such* [illegible] *being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by* [illegible] *self as* [illegible].

Witness my hand and seal, at office in Nashville, Tennessee, *this* [illegible] *day of* September, *19* 76.

[illegible] *Notary Public*

Commission expires [illegible]

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

Randall Phillips Builders, Inc.

TO

Joan K. Schmidt, unmarried

SEP 24 76 CONV 34,900.00
SEP 24 76 S'TAX B* 90.74
SEP 24 76 FR'FEE B* .50
SEP 24 76 W'DEED B* 4.00 * 95.24

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

69686

REFERENCE

SEP 24 3 19 PM '76

Attorneys TITLE COMPANY
STAHLMAN BUILDING