BOOK 5140 PAGE 859

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 22,152.24

Janet Harris
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF April, 19 77

Dolly P. Ehrlich
Notary Public

MY COMMISSION EXPIRES: 8/25/79

(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY

File

THIS INSTRUMENT WAS PREPARED BY
ALAN L. SATURN, ATTORNEY 24th Floor, 1st American Center, Nashville, Tenn. 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas W. Boner (NAME)	HOME FEDERAL SAVINGS & LOAN ASS'N. (NAME)	Map 107-9-A
Unit 1059 Harold Drive (STREET ADDRESS OR ROUTE NUMBER)	230 Fourth Avenue, North (STREET ADDRESS)	Par 30
Nashville, Tennessee 37217 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee - 37201 (CITY) (STATE) (ZIP)	2DA-54662

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, ~~WE~~ I, JOSEPH FITZPATRICK and wife, ANNE FITZPATRICK

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THOMAS W. BONER

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

LAND in Davidson County, Tennessee, being Unit 1059, Building C, Castlewood Condominium Apartments, of record in Plat Book 4660, page 62, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Joseph Fitzpatrick, Single, by deed from General Homes, Inc., a Tennessee Corporation, of record in Book 4849, page 699, Register's Office for Davidson County, Tennessee. The said Joseph Fitzpatrick having since married.

IT IS understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Home Federal Savings & Loan Association, of record in Book 4849, page 701, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

This is unimproved ( ) improved (X) property, known as Unit 1059 Harold Drive, Nashville, Tennessee - 37217
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand this 12th day of April, 19 77

Joseph Fitzpatrick Anne Fitzpatrick

JOSEPH FITZPATRICK

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joseph Fitzpatrick and wife, Anne Fitzpatrick

the 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 12th day of April, 19 77.

Commission expires 8-15-79

Betty B Edwards
Notary Public

NOTARY PUBLIC * DAVIDSON COUNTY

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

JOSEPH FITZPATRICK

TO

THOMAS W. BONER

E 00943

IDENTIF. REFERENCE

APR 27 4 01 PM '77

FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

Alan L. Saturn, Attorney
24th Floor, 1st American Center
Nashville, Tenn. 37238

APR 27 77 CONV 22,152.24
APR 27 77 S'TAX B* 57.72
APR 27 77 PR'FEE B* .50
APR 27 77 W'DEED 5* 4.00 * 62.22

RECORDED APR 27 '77