This instrument prepared by:
James R. Wyatt, Attorney
First American Center
Nashville, Tennessee

BOOK 5141 PAGE 862

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James Sagar	Fidelity Federal S.+L. Assn.	Map 162-9A
Town House #14 / 5510 Country Drive	401 Union St.	Parcel 14
Nashville, TN. 37211	Nashville, Tenn.	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------
----------($10.00)---------- *Dollars,*

cash in hand paid by James Sagar and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, and for a further consideration the said James Sagar has assumed and agrees to pay the balance of an original indebtedness in the amount of $21,600.00 secured by deed of trust of record in Book 4662, page 280, Register's Office for Davidson County, Tennessee,

I, Jo Ann Binkley, unmarried,

have this day bargained and sold, and do hereby transfer and convey unto the said James Sagar, unmarried,

his *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, a certain condominium apartment, described as follows, to wit:
Town House No. 14 in a Horizontal Property Regime, as shown on the Plan of Hickory Valley Condominium, Phase 2, as of record in Book 4460, page 13, Register's Office for said County, to which reference is here made.

Being the same property conveyed to Jo Ann Binkley, by deed from Randall Phillips Builders, Inc., of record in Book 4662, page 278, Register's Office for said County.

This conveyance made subject to all provisions and requirements of the Tennessee Horizontal Property Act as set out in Sec. 64-2701 et seq. of the Tennessee Code Annotated and the By-Laws for the administration thereof; all restrictions, easements, etc., rights and interests in favor of other unit owners, options, burdens, assessments and undertakings contained in above mentioned Master Deed, recorded in Book 4659, page 32, Register's Office for said County.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 23,979.54

Subscribed and sworn to before me, this the 29th day of April 1977

Affiant James R. Sagar

My commission expires: 4/21/80 (Affix Seal)

Notary Public Mary Evans

NOTARY PUBLIC AT LARGE

This is unimproved ( ) improved (X) property, known as Town House 14, 5510 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
James Sagar,
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,* except as above set out.

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* James Sagar,
his
(successors), heirs and assigns, against the lawful claims of all persons.

Witness my *hand this* 29th *day of* April, 1977, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Jo Ann Binkley

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Ensay, a Notary Public in and for said County and State, Jo Ann Binkley

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 29th day of April, 19 77

Commission expires 4/21/70

Mary Ensay
Notary Public

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 .....

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
AMERICAN TRUST BLDG.
NASHVILLE, TENN. 37201

WARRANTY DEED

FROM
Jo Ann Binkley
TO
James Sagar

APR29'77 CONV 23,918.54
APR29'77 S'TAX B* 62.14
APR29'77 PR'FEE B* .50
APR29'77 W'DEED B* 4.00 * 66.64

E01381

IDENTIF. REFERENCE

APR 29 3 33 PM '77

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238