E 17874

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

Evelyn Cantrell Richardson and husband,

Hamer L. Richardson

TO BOOK 5178 PAGE 553

Virginia B. Spena, Unmarried

For draftsman's use

IDENTIF. REFERENCE

AUG 2 10 56 AM '77

FELIX ... REGISTER
DAVIDSON COUNTY, TENN.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Virginia B. Spena, Unmarried (NAME)	Fidelity Federal Savings & Loan (NAME)	162-5C
#A-3-5515 Country Dr. (STREET ADDRESS OR ROUTE NUMBER)	401 Union St. (STREET ADDRESS)	3
Nashville, Tenn. 37211 (CITY) (STATE) (P. O. ZIP)	Nashville, Tenn. 37219 (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$27,571.88 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF July 1977.

Virginia J. Sloan
Notary Public

MY COMMISSION EXPIRES: Sept 28, 1980

(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY

For and in Consideration of the sum of TWENTY SEVEN THOUSAND FIVE HUNDRED SEVENTY ONE AND 88/100ths----------($27,571.88)---------- DOLLARS of which $6,465.00 has been paid in cash by Virginia B. Spena, Unmarried, the receipt of which is hereby acknowledged, including the assumption and agreement to pay the balance of $17,180.00 owing to Fidelity Federal Savings & Loan Association on a promissory note secured by a deed of trust to Vaden Lackey, Jr., Trustee, of record in Book 4606 , page 63, Register's Office for said County; and said grantee assumes and agrees to bay the balance of $3,926.88 owing to Randall Phillips Builers, Inc. of record in Book 4606, page 67, said Register's Office, WE, EVELYN CANTRELL RICHARDSON AND HUSBAND, HAMER L. RICHARDSON

have bargained and sold, and by these presents do transfer and convey unto the said

Virginia B. Spena, Unmarried, her 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 Davidson County, Tennessee, described as follows, to-wit:

Townhouse No. 3, Building No. A, 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 Evelyn Cantrell by deed from Eddy W. Messick and wife, Rebecca Messick of record in Book 4703, page 155, said Register's Office, the said Evelyn Cantrell having since married and is now Evelyn Cantrell Richardson.

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.

AUG-2-	CONV	27,571.88			
AUG-2-	S'TAX		B*	71.76	
AUG-2-	PR'FEE		B*	.50	
AUG-2-	W'DEED		B*	4.00	* 76.26

BOOK 5178 PAGE 654 WD-2

This is unimproved ( ) improved (X) property, known as _____ (House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Virginia B. Spena, Unmarried, her _____ heirs and assigns, forever.

And we do covenant with the said Virginia B. Spena, unmarried _____ 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.

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 Virginia B. Spena, unmarried her heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand s this 29th day of July, 1977

Evelyn Cantrell Richardson
Evelyn Cantrell Richardson

Hamer L. Richardson
Hamer L. Richardson

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, VIRGINIA J. SLOAN, a Notary Public in and for said County and State, the within named Evelyn Cantrell Richardson and husband, Hamer L. Richardson

the bargainor s, 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 29th day of July, 1977

Virginia J. Sloan, Notary Public.

Commission expires April 28, 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 _____.

Mail Virginia J. Sloan
5600 Cemetery Dr.
Nash. Tenn.