This Instrument Prepared By: Gail P. Pigg, Attorney
~~916 J. C. Bradford Building~~ 8th Floor
Nashville, Tennessee 37219 Home Federal Tower
230 4th Ave. North

mail

| Address New Owner(s) As Follows | Send Tax Bills To | Map & Parcel No. |
|---|---|---|
| Edward Sanabria and wife, Jean Sanabria | Home Federal Savings & Loan Association | Map 131-5 |
| #142, 5039 Hillsboro Road | 230 Fourth Avenue, N | Par 25 |
| Nashville, TN 37215 | Nashville, TN 37219 | FB #7DA-47600 |

## WARRANTY DEED

FOR AND IN CONSIDERATION of the Sum of Ten Dollars, cash in hand paid by the hereinafter named grantees, and other good and valuabe consideration, the receipt of which is hereby acknowledged, we Reese L. Smith, Jr. and Harry M. Rowland, Trustees, hereinafter called the grantors, have bargained and sold, and by these presents do transfer and convey unto

EDWARD SANABRIA and wife, JEAN SANABRIA

hereinafter called the grantees, their heirs and assigns, a certain condominium apartment in Davidson County, State of Tennessee, described as follows, To-Wit:

Unit No. 142, Jefferson Square, Section One, A Condominium, a Horizontal Property Regime, located on Hillsboro Road, Nashville, Davidson County, Tennessee, as shown on the plat of Jefferson Square, Section One, Condominium Apartments, recorded in Book 4675, page 12 of the Register's Office for Davidson County, Tennessee, and described in a Master Deed, recorded in Book 4731, page 332, of the Register's Office for Davidson County, Tennessee to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners, and tenants of Jefferson Square, Section One, Condominium Apartments, contained in the Master Deed and the By-Laws appended thereto, recorded in Book 4731, page 341, of the Register's Office of Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

This improved property known as Unit No. 142, 5039 Hillsboro Road, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with 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 unit 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 unit to the said grantees, their heirs and assigns, against the lawful claims of all persons whosoever. 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. ** see over

WITNESS our hands this 19th day of August, 1977.

Harry M. Rowland, Trustee

Reese L. Smith, Jr., Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BOOK 5187 PAGE 144

Personally appeared before me, Gail Pigg, a Notary Public in and for said County, and State, the within named Harry M. Rowland, Trustee and Reese L. Smith, Jr., Trustee, 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 offical seal at Nashville, Tennessee, this 19th day of August, 1977.

Notary Public

Commission Expires 2/23/81

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $ 69,500.00.

Affiant

Subscribed and sworn to before me, this the 19th day of August, 1977.

Notary Public

Commission Expires: 2/23/81

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

AUG 23 8 44 AM '77
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

IDENTIF. REFERENCE

E 2 1 8 4 9

**and the assumption by the grantee of the unpaid principal balance of a note payable to Home Federal Savings & Loan Association, secured by a deed of trust of record in Book 5006, page 671, Register's Office for Davidson County, Tennessee.

| | | | | | |
|---|---|---|---|---|---|
| AUG23 77 | CONV | 69,500.00 | | | |
| AUG23 77 | S'TAX | | B* | 180.70 | |
| AUG23 77 | PR'FEE | | B* | .50 | |
| AUG23 77 | W'DEED | | B* | 4.00 | * 185.20 |