77-11-25

FORM NO. WD-1

BOOK 5221 PAGE 500

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $26,500.00

Elizabeth P. Spry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF November, 19 77.

Notary Public

MY COMMISSION EXPIRES: 6/7/80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
FOLEY & WEISS, Attorneys, 908 Fidelity Federal Building, Nashville, TN, 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elizabeth P. Spry (NAME)	Fidelity Federal Savings & Loan Assn. (NAME)	162-5-C-57
5515 Country Dr., #57 (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	5DU-55675
Nashville, TN (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	

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, GARY RONALD WINFREE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ELIZABETH P. SPRY

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: A certain condominium apartment in Davidson County, Tennessee, being Townhouse No. 57 in the Plan of Hickory Valley Condominiums, a horizontal property regime in Nashville, Tennessee, of record in Book 4460, page 27, said Register's Office, to which plan reference is here made for a complete legal description.

BEING the same property conveyed to Gary Ronald Winfree by deed from Rita Diane Winfree Wright of record in Book 5221, page 498, said Register's Office.

This conveyance is made subject to all provisions, including with 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 easement 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 and maintenance of a condonimium and particuarly Section 64-2701, et. seq. of the Tennessee Code Annotated.

As part of the above consideration, the Grantee(s) herein assume and agree to pay the unpaid balance owing of a certain note executed by the Grantor(s) herein to Fidelity Federal Savings & Loan Association in the original principal amount of $16,400.00, of record in Book 4604, page 873, said Register's Office, and also assume and agree to pay the unpaid balance owing on a vendor's lien retained in the deed from Randall Phillips Builders, Inc. to Gary Ronald Winfree and wife, Rita Dianne Winfree, in the principal amount of $3,550.00 of record in Book 4604, page 877, said Register's Office.
Jo Ann Winfree, wife of the above named Gary Ronald Winfree, joins in the execution of this deed to release any rights she may have in the above property, especially her marital rights.

This is improved (XX) unimproved ( ) property, known as Townhouse #57, 5515 Country Drive, Nashville, TN
(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 my hand this 11th day of November, 19 77

Gary Ronald Winfree
GARY RONALD WINFREE

Jo Ann Winfree
JO ANN WINFREE

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 Gary Ronald Winfree and Jo Ann Winfree

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 11th day of November 19 77

Commission expires 6/7/80

Notary Public

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

E 36330

FILE IN BOX 4

WARRANTY DEED

FROM
GARY RONALD WINFREE AND WIFE,
JO ANN WINFREE

TO
ELIZABETH P. SPRY

IDENTIF. REFERENCE

Nov 14 10 13 AM '77

REGISTER
DAVIDSON CO., TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

NOV 14 77	CONV	26,500.00			
NOV 14 77	S'TAX		B*	68.90	
NOV 14 77	PR'FEE		B*	.50	
NOV 14 77	W'DEED		B*	4.00	* 73.40