Prepared by Barksdale, Whalley, Gilbert & Frank, Seventh Floor, Third National Bank Building, Nashville, Tennessee

511017-6

WARRANTY DEED

BOOK 5238 PAGE 577

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alice Marie Sanders Edwards, et vir (NAME)	FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE	MAP 64-12A
144 Jackson Trace (STREET ADDRESS OR ROUTE NUMBER)	401 UNION STREET (STREET ADDRESS)	Par-144
Hermitage, Tennessee 37076 (CITY) (P. O. ZONE) (STATE)	NASHVILLE, TENN. 37219 (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Thirty-Nine Thousand, Four Hundred Dollars ($39,400.00)---------- *DOLLARS*

paid by Alice Marie Sanders Edwards and husband Benjamin H. Edwards II receipt and sufficiency of which is hereby acknowledged, HARRIS A. GILBERT, Trustee, and NORMAN W. GINSBERG, Trustee,

DEC30R	CONV	39,400.00			
DEC30R	S'TAX		B*	102.44	
DEC30R	PR'FEE		B*	.50	
DEC30R	W'DEED		B*	6.00	* 108.94

We *have bargained and sold, and by these presents do transfer and convey unto the said* Alice Marie Sanders Edwards and husband Benjamin H. Edwards III, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being a certain building identified as property map No. 144 as shown on the plan of Fox Run Section One (A Condominium), of record in Book No. 4860, Page 52, in said Register's Office and being a part of Tract No. 1 of the property conveyed to Harris A. Gilbert, Trustee, and Norman W. Ginsberg, Trustee, by deed from Kyle R. Weems, being of record in Book 5171, Page 915, R.O.D.C.

D. H. GRIFFIN 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 $ 39,400.00

Affiant

Subscribed and sworn to before me, this the 28th day of December, 19 77

My commission expires: 8-4-80 (Affix Seal)

Notary Public

Conveyance of such property is made expressly subject to the following: (1) The plan of record in Book 4860, Page 52, said Register's Office, shows an owner's certificate, and certain easements; (2) Terms, conditions, provisions, covenants, easements and rights establsihed by and contained in the Master Deed Establishing a Horizontal Property Regime of Fox Run, Section I, of record in Book 4956, Page 582, said Register's Office, and the By-Laws of the Fox Run Condominium Association of record in Book 4956, Page 590, Register's Office for Davidson County, Tennessee; (3) By instrument dated December 3, 1970, recorded in Book 4465, Page 102, Register's Office for Davidson County, Tennessee, said property is restricted against use as a cemetary or for cemetary related purposes for a period of 25 years from date; (4) A portion of the premises has been platted of record in Plat Book 4860, Page 52, said Register's Office, showing Fox Run Condominium, Section I, and that portion of the premises is subject to all matters shown on said plat; (5) taxes for the current year which have been prorated and the payment of which has been assumed by the grantee.

E 44036

IDENTIF. REFERENCE

DEC 30 10 39 AM '77

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

unimproved ( )
This is improved (XX) property, known as 144 Jackson Trace, Hermitage, Tennessee 37076
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Alice Marie Sanders Edwards and husband Benjamin H. Edwards III, their *heirs and assigns, forever.*

And we *do covenant with the said* Alice Marie Sanders Edwards and husband Benjamin H. Edwards III *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.* (see above restrictions)

And we *do further covenant and bind* our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Alice Marie Sanders Edwards and husband Benjamin H. Edwards III, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our hands *this* 28th *day of* December, 1977, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Harris A. Gilbert, Trustee
HARRIS A. GILBERT, Trustee

Norman W. Ginsberg, Trustee
NORMAN W. GINSBERG, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Lloyd H. Griffin, a Notary Public in and for said County and State, the within named HARRIS A. GILBERT, Trustee,

the bargainor....., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 28th day of December, 19 77.

Lloyd H. Griffin, Notary Public.

Commission Expires 8/4/80

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Lloyd H. Griffin, a Notary Public in and for said County and State, the within named NORMAN W. GINSBERG, Trustee,

the bargainor....., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, this 28 day of December, 19 77.

Lloyd H. Griffin, Notary Public.

Commission Expires 8/4/80

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.....