FORM NO. WD-1

BOOK 5246 PAGE 806

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00

Jody F Schwartz
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF January, 1978.

Dorothy A. Robison
Notary Public

MY COMMISSION EXPIRES: 3-12-80
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
George Crawford, Attorney, First American Center, Nashville, TN.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jody F. Schwartz (NAME)	First Federal Savings & Loan (NAME)	131-5A-175
Jefferson Square, No. 175 (STREET ADDRESS OR ROUTE NUMBER)	236 Fourth Avenue North (STREET ADDRESS)	7DA-70173
Nashville, Tenn. 37215 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37201 (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, Commerce Union Bank, Trustee under agreement with Ellen F. Stempfel for and on behalf of Laurence B. Howard, Jr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jody F. Schwartz, a single person,

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:

LAND in Davidson County, Tennessee, being a part of the Plan of Jefferson Square, Section One, Condominium Apartments, as of record in Book 4675, page 12, Register's Office for said County, the part hereby described being:

UNIT NO. R-175 on said Plan as shown in and described by the Master Deed establishing Horizontal Property Regime with respect to Jefferson Square, Section One, Condominium.

BEING the same property conveyed to Commerce Union Bank, Trustee under agreement with Ellen F. Stempfel for and on behalf of Laurence B. Howard, Jr., by deed from Reese L. Smith, Jr., and Harry M. Rowland, Trustees, of record in Book 4735, page 145, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following encumbrances:
(1) 1978 taxes, to be prorated and assumed by Grantee.
(2) Terms, provisions, covenants, conditions, easements and rights established by and contained in the Master Deed of Jefferson Square One, Condominium an Horizontal Property Regime, filed July 26, 1973, and recorded in Book 4731, page 332, Register's Office for Davidson County, Tennessee, including the plat recorded in Book 4675, page 12, Register's Office for said County and the By-Laws of Jefferson Square, Section One, Condominium recorded in Book 4731, page 341, et seq. Register's Office for said County.
(3) Any lien or other obligation to pay assessments for prorated expenses of administration and of maintenance and repair of the common

(CONTINUED)

This is unimproved ( ) improved (XX) property, known as No. 175, Jefferson Square, Nashville, Tennessee 37215
(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 our hands this 25th day of JANUARY, 1978

Attest:

T Vonce Little
Vice Pres

COMMERCE UNION BANK

by: M. Kirk Scobey Jr.
Vice President

STATE OF TENNESSEE
Davidson County

BOOK 5246 PAGE 807

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor___, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19___.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, the undersigned _____, a Notary Public within and for the State and County aforesaid, personally appeared M. Kirk Scobey, Jr. and J. Vance Little with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the Vice Presidents _____ respectively of the Commerce Union Bank the within named bargainor, a corporation, and that (he) (they) as such Trust Officers, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said M. Kirk Scobey Jr. as such Vice President and attesting the same by the said J. Vance Little as such Vice President

Witness my hand and official seal at office at Nashville, Tn on this the 25th day of January, 19 78

My commission expires 8-13-80

Dorothy A Wilson
Notary Public

E 47824

IDENTIF. REFERENCE

JAN 27 1 39 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM
Commerce Union Bank, Trustee, under agreement with Ellen F. Stempfel, for and on behalf of Laurence B. Howard, Jr.

TO
Jody F. Schwartz

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

(CONTINUED)

elements, general and limited of the building and any other expenses lawfully agreed upon and to pay the proportionate cost whenever it shall be proper to proceed with reconstruction of the building in case of fire or other disaster and where the insurance indemnity is insufficient to cover the cost of such reconstruction, as set out in MASTER DEED of record in Book 4731, page 332, Register's Office of Davidson County, Tennessee.

JAN27 78 CONV 60,000.00
JAN27 78 S'TAX B* 156.00
JAN27 78 PR'FEE B* .50
JAN27 78 W'DEED B* 4.00 * 160.50