BOOK 5256 PAGE 107

THIS INSTRUMENT PREPARED BY:
DOBSON AND JOHNSON, INC.
311 PLUS PARK BOULEVARD
NASHVILLE, TENNESSEE 37217

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Luther E. Fredrickson, Etux (NAME)	Fidelity Federal Savings & Loan (NAME)	Map 97-8A
5001 Bell Rd., Unit Q-4 (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2589 (STREET ADDRESS)	Par 88
Hermitage, Tenn. 37076 (CITY) (P. O. ZONE) (STATE)	Nashville, Tenn. 37219 (CITY) (ZONE) (STATE)	4D-86824

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100---------- ($10.00) *Dollars,*

and other good and valuable considerations, the receipt of which is hereby acknowledged, and for the remainder, it is agreed and understood that the herein named grantees assume and agree to pay the remaining unpaid balance of a Deed of Trust of record in Book 5028, page 7, Register's Office for Davidson County, Tennessee, we

GENEVA D. FITZGERALD and DEBORAH J. MIZE

have this day bargained and sold, and do hereby transfer and convey unto the said Luther E. Fredrickson and wife, Mildred H. Fredrickson

their *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

A certain condominium apartment in Davidson County, Tennessee, being described as follows:

Unit No. Q-4, in the Lake Chateau Condominium, as shown on the Plat of the Lake Chateau of record in Book 4675, pages 41 and 44, Register's Office for said County, to which reference is hereby made.

Being the same property conveyed to Geneva D. Fitzgerald, and Deborah J. Mize, by deed from Lake Chateau Corporation, a Tennessee corporation of record in Book 5028, page 1, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 39,500.00

Subscribed and sworn to before me, this the 17th day of February 1978.

Affiant

My commission expires: March 2, 1981 (Affix Seal)

Notary Public

This is improved ( ) unimproved (X) property, known as 5001 Bell Rd. (House Number) Unit Q-4 (Street) Hermitage Tenn. 37076 P. O. Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Luther E. Fredrickson and wife, Mildred H. Fredrickson, their *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.* except as stated above.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Luther E. Fredrickson and wife, Mildred H. Fredrickson, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* S *this* 17th *day of* February, 19 78, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Geneva D. Fitzgerald
Geneva D. Fitzgerald

Deborah J. Mize
Deborah J. Mize

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Geneva D. Fitzgerald and Deborah J. Mize

*the within named 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* 17th *day of* February, *19* 78

Commission expires March 2, 1981

Notary Public

SHIRLEY RUCKER NOTARY PUBLIC LARE STATE OF TENNESSEE

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 .....

FEB 24 78 CONV 39,500.00
FEB 24 78 S'TAX B* 102.70
FEB 24 78 PR'FEE B* .50
FEB 24 78 W'DEED B* 4.00 * 107.20

WARRANTY DEED

FROM

Geneva D. Fitzgerald, Etal

TO

Luther E. Fredrickson and wife,

Mildred H. Fredrickson

E 5 1 9 1 1

IDENTIF. REFERENCE

FEB 24 8 58 AM '78

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238