This instrument was prepared by Harris A. Gilbert, Attorney
Third National Bank Building
Nashville, Tennessee 37219

511077-3

WARRANTY DEED

BOOK 5259 PAGE 543

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CHARLES W. SMITH, et al.	Fidelity Federal Savings & Loan Assn.	
(NAME)	(NAME)	
134 Jackson Trace	401 Union Street	64-12A
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par 134 2nd
Hermitage, Tennessee 37076	Nashville, Tennessee 37219	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

For and in Consideration of the sum of FORTY-ONE THOUSAND, EIGHT HUNDRED ($41,800.00)---------- *DOLLARS*

paid by CHARLES W. SMITH and ROBERT LESLIE SWINNEY, unmarried men receipt and sufficiency of which is hereby acknowledged, HARRIS A. GILBERT, Trustee.

MAR-6 78	CONV	41,800.00			
MAR-6 78 S'TAX			B*	108.68	
MAR-6 78 PR'FEE			B*	.50	
MAR-6 78	W'DEED		B*	6.00	* 115.18

I have bargained and sold, and by these presents do transfer and convey unto the said Charles W. Smith and Robert Leslie Swinney, 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. 134 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.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 41,800.00

Subscribed and sworn to before me, this the 23d day of January 19 78

Affiant

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

Notary Public

L. GRIFFIN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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.

unimproved ( )
This is improved XX property, known as 134 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 Charles W. Smith and Robert Leslie Swinney, their *heirs and assigns, forever.*

And I *do covenant with the said* Charles W. Smith and Robert Leslie Swinney *that* I am *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 I *do further covenant and bind* my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Charles W. Smith and Robert Leslie Swinney their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 23d *day of* January, *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.*

Harris A. Gilbert, Trustee

HARRIS A. GILBERT, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5259 PAGE 545

Personally appeared before me, Nancy Edwards, 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 23d day of January, 1978.

Nancy Edwards, Notary Public.

My Commission Expires Feb 4, 1979

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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 he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., this.....

day of....., 19.....

....., Notary Public.

Commission Expires.....

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.....

T
IDENTIF. REFERENCE

MAR 6 2 53 PM '78

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

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