BUYERS ADDRESS:
407 Raintree Drive
Hermitage, TN 37076

SEND TAX BILLS TO:
Security Federal Savings and Loan Assoc.
4235 Hillsboro Rd.
Nashville, TN 37205

MAP & PARCEL #
86-11-A-70
4D-89078

TENNESSEE SPECIAL WARRANTY DEED

BOOK 5259 PAGE 694

THIS INDENTURE, made and entered into this 6th day of February, 1978, by and between THE PROCTER & GAMBLE DISTRIBUTING COMPANY, an Ohio corporation with offices at 301 East Sixth Street, Cincinnati, Ohio, party of the first part, and RONALD C. ROBINSON, party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate:

Land in Davidson County, Tennessee, being Unit No. 4, Building 10, and Garage No. 10-4-G, on the Plan of Hermitage Woods, Condominium Apartments, Phase 2 and 2-A, also known as Raintree Village, Section A, of record in Book 4675, Pages 36, 37 and 38, as amended in Book 4860, Pages 62, 63 and 64, Register's Office for Davidson County, Tennessee.

Subject to all condominium charges, assessments and fees, and taxes and assessments, general and special, if any, which are a lien upon the premises but not yet due and payable, which party of the second part herein expressly assumes and agrees to pay;

Subject also to covenants, easements, and restrictions of record and to the provisions of the condominium master deed recorded in Book 4753, Page 140, and amendment in Book 4980, page 373, and to the homeowners association charter recorded in Book 4753, Page 101, and the association by-laws.

Being the same premises conveyed to the party of the first part by Deed Recorded in Deed Book 5203, Page 566, Davidson County, Tennessee, Register's Office.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto belonging or in anywise appurtaining unto the said party of the second part, his heirs and assigns in fee simple forever. And the said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the afore-

described real estate; that it has a good right to sell and convey the same; that the same is unencumbered by, from, through or under said party of the first part, except as may be hereinbefore stated; and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons claiming by, from, through or under the said party of the first part herein, but against none other.

IN WITNESS WHEREOF, the said party of the first part has caused its corporate name to be hereunto subscribed and its corporate seal hereunto affixed by its corporate officers thereunto duly authorized by resolution of its Board of Directors, on the day and year first above written.

Signed and acknowledged
in the presence of:

Ann Lewis

Carrie Horace

THE PROCTER & GAMBLE
DISTRIBUTING COMPANY

By J W Nethercott
Its Vice President

By Rita M. Mergo
Its Assistant Secretary

STATE OF OHIO :
: SS.
COUNTY OF HAMILTON :

On this 1st day of February, 1978, before me appeared J. W. Nethercott and Rita M. Mergo, to me personally known, who, being by me duly sworn did say that they were the Vice President and Assistant Secretary, respectively, of THE PROCTER & GAMBLE DISTRIBUTING COMPANY and that the seal affixed to said instrument was signed and sealed in behalf of said corporation by authority of the Board of Directors and said J. W. Nethercott and Rita M. Mergo acknowledged said instrument to be the free act and deed of said corporation.

WITNESS my hand and notarial seal at office on this day and year aforesaid.

NOTARIAL SEAL
STATE OF OHIO

NOTARY PUBLIC

CHARLES W. DEUSER
Notary Public, State of Ohio
My Commission Expires Dec. 5, 1982

I hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 37,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Subscribed and sworn to before me this 7th day of February, 1978.

E 5 3 5 4 3

IDENTIF. REFERENCE

MAR 7 8 39 AM '78

FELIX Z. WILSON ET REGISTER
DAVIDSON COUNTY, TENN.

NOTARIAL SEAL
STATE OF OHIO

CHARLES W. DEUSER
Notary Public, State of Ohio
My Commission Expires Dec. 5, 1982

This instrument was prepared by:

G. Franklin Miller,
Attorney at Law.
2100 Fountain Square Plaza
Cincinnati, Ohio 45202

MAR-7 78	CONV	37,000.00			
MAR-7 78	S'TAX		B*	96.20	
MAR-7 78	PR'FEE		B*	.50	
MAR-7 78	W'DEED		B*	6.00	* 102.70