Prepared by
James R. Wyatt
First American Center

BOOK 5264 PAGE 236

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Patricia Ann Ledford	Security Federal S. & L. Ass'n.	131-10-174
Apt. 20H Georgetown Apts. (NAME)	4235 Hillsboro Rd. (NAME)	
Nashville, Tenn. 37215 (STREET ADDRESS OR ROUTE NUMBER)	Nashville, Tenn. 37215 (STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ---------- ($10.00) ---------- *Dollars,*

cash in hand paid by Patricia Ann Ledford, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, Bruce Davis and Ed Childers, a partnership,

have this day bargained and sold, and do hereby transfer and convey unto the said Patricia Ann Ledford, her

(successors), heirs and assigns,

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

Land in Davidson County, Tennessee, being Unit No. 174 as shown on the plat of Georgetown Apartments, a condominium, of record in book 5200, page 4, Register's Office for Davidson County, Tennessee, together with an undivided .449% interest in the common elements of 5025 Hillsboro Homeowners Association, as described in book 5211, page 325, et seq., said Register's Office.
Being the same property conveyed to Bruce Davis and Ed Childers, a partnership, by deed from Georgetown of Nashville Limited Partnership, of record in book 5244, page 612, said Register's Office.

This conveyance is made subject to limitations and conditions imposed by the "Horizontal Property Act", as set out in Code Sections 64-2704 to 22, both inclusive, of the Tennessee Code Annotated; terms and provisions, covenants, and conditions and easements and rights established by and contained in the Master Deed of record in Book 5211, page 325, including the plat of record in book 5200, page 4, said Register's Office, and the By-Laws of the 5025 Hillsboro Homeowners' Association recorded in book 5211, page 325, said Register's Office; and easement for sanitary sewers and/or storm drainage improvements of record in book 4308, page 575, said Register's Office affecting the common area.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 34,900.00

Subscribed and sworn to before me, this the 16th day of March 19 78

Affiant

My commission expires: 4/21/80 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as Apt. 20-H Georgetown Apartments, Nashville, TN 37215 (House Number) (Street) 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 Patricia Ann Ledford, her

(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 for 1978 taxes which are prorated and assumed by the grantee.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Patricia Ann Ledford, her

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* s *this* 16th *day of* March, 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.*

Bruce Davis

Ed Childers, partner

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Emery, *a Notary Public in and for said County and State,* Bruce Davis and Ed Childers, a partnership,

*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
this 16th *day of* March, *19* 78

Mary Emery
Notary Public

Commission expires 4/21/80

NOTARY PUBLIC Tennessee STATE AT LARGE

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 .....

CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238

WARRANTY DEED

FROM

Bruce Davis et al.

TO

Patricia Ann Ledford

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IDENTIF. REFERENCE

MAR 21 8 15 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

MAR 21 78	CONV	34,900.00			
MAR 21 78	S'TAX		B*	90.74	
MAR 21 78	PR'FEE		B*	.50	
MAR 21 78	W'DEED		B*	4.00	* 95.24

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238