This instrument was prepared by [illegible], Attorney at Law, 3875 Cleghorn Avenue, Nashville, Tennessee 37215.

Mail BOOK 5277 PAGE 749

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
William Nelson, II, etux Sandra C. (NAME:)	Fidelity Federal Savings & Loan (NAME)	Map 104-10-C
338 Elmington Avenue (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Parcel 15
Nashville, Tennessee 37205 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37219 (CITY) (ZONE) (STATE)	7DA-71601

FOR AND IN CONSIDERATION of the sum of TEN AND 00/100------------------------------------ ----------------------------------(\$10.00)------------------------------------*Dollars,*

cash in hand paid by the said Grantees hereinafter named, and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption by the said Grantees of the unpaid balance of an indebtedness payable to Fidelity Federal Savings & Loan Association; and secured by a deed of trust executed by William D. Beasley and wife, Jean N. Beasley, of record in Book 4712, page 942, Register's Office for Davidson County, Tennessee; which said unpaid balance the said Grantees hereby agree to assume and promise to pay:

Millard V. Oakley, unmarried, hereinafter called Grantor,

have this day bargained and sold, and do hereby transfer and convey unto the said William Nelson, II, and wife, Sandra C. Nelson, hereinafter called Grantees, their

~~certain real estate in Davidson County, Tennessee, as follows:~~ (~~successors~~), *heirs and assigns,*

A certain condominium apartment in Davidson County, Tennessee, being Unit No. F-15 as shown on the 2nd Revised Plan of Elmington Condominium of record in Book 4660, page 60, Register's Office for said County, to which plan reference is here made, together with appurtenant interest in common elements as set out in Master Deed and By-Laws of Elmington Condominium of record in Book 4486, pages 547 and 553, as amended in Book 4963, pages 263 and 265, said Register's Office to which reference is here made.

Being the same property conveyed to Grantor by deed from Jean N. Beasley, unmarried, of record in Book 4893, page 966, said Register's Office.

Unit No. F-15 is subject to the following:

1) Conditions, covenants, restrictions, options and burdens contained in Master Deed of record in Book 4486, page 547, as amended in Book 4963, page 265, said Register's Office; and to,

2) Rules and regulations as set out in By-Laws of record in Book 4486, page 553, as amended in Book 4963, page 263, said Register's Office, all of which Grantees assume and agree to observe and perform including but not limited to the payment of assessments.

DAVIDSON COUNTY, TENN. [seal] PUBLIC

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is \$ 47,600.00

Subscribed and sworn to before me, this the 20th day of April 1978

[signature]
Affiant

My commission expires: Dec 26, 1979 (Affix Seal)

[signature]
Notary Public

This is unimproved / improved {x} property, known as Unit No. F-15, 338 Elmington Avenue, Nashville, TN 37205.
(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 Grantees, their

(~~successors~~),

heirs and assigns forever. I *covenant that* I am *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 and for 1978 taxes which have been prorated and payment thereof assumed by Grantees.

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantees, their

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

Witness my *hand this* 18th *day of* April, 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.*

[signature]
Millard V. Oakley

BOOK 5277 PAGE 750

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Millard V. Oakley

the within named 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* 18th *day of* April, *19*78.

Lynch D. Bennett, Jr. *Notary Public*

Commission expires 1-18-82

NOTARY PUBLIC DAVIDSON COUNTY

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 .....

APR26 78 CONV 47,600.00
APR26 78 S'TAX B* 123.76
APR26 78 PR'FEE B* .50
APR26 78 W'DEED B* 4.00 * 128.26

WARRANTY DEED

FROM
MILLARD V. OAKLEY, UNMARRIED

TO
WILLIAM NELSON II AND WIFE,
SANDRA C. NELSON

E 6 1 8 5 1

IDENTIF. REFERENCE

APR 26 8 49 AM '78
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
Greenhills Office 3815 Cleghorn Ave.
Phone 298-2661 NASHVILLE, TENN. 37215
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS