This instrument prepared by:
George E. Mudter, Jr., Attorney
254 Highlands Building
Brentwood, Tennessee 37027

BOOK 5289 PAGE 496

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Ms. Virginia M. Tidwell (NAME)	Guaranty Mortgage Company Div. (NAME)	86-11
200 Raintree Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 786 (STREET ADDRESS)	71 Field Book No.
Hermitage, Tennessee 37076 (CITY) (P. O. ZONE) (STATE)	Brentwood, Tennessee 37027 (CITY) (ZONE) (STATE)	4D-89102

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) *Dollars,
and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

FIRST AMERICAN NATIONAL BANK OF NASHVILLE

have this day bargained and sold, and do hereby transfer and convey unto XXXXX

VIRGINIA M. TIDWELL, unmarried, her

(successors), heirs and assigns,

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

Being Unit No. 3, Building No. 13, Raintree Village (a condominium) as shown on the Revised Plat of Hermitage Woods Condominium Apartments, Phase II and II-A, of record in Book 4860, pages 62, 63, and 64, Register's Office for said County, to which plan reference is made for a more complete description. Garage No. 13-3 is a limited common element for the exclusive use of the occupant of said unit.

Being part of the same property conveyed to First American National Bank of Nashville by Trustee's Deed of record in Book 5101, page 892, and by quitclaim deed of record in Book 5102, page 718, said Register's Office.

This conveyance is made subject to: (1) restrictions and conditions of record in Book 4753, page 140, as amended in Book 4980, page 378, and made applicable to Buildings 13 and 14 in Book 5165, page 781, and Book 5172, page 17; (2) restrictions of record in Book 4743, page 253, (3) easements and restrictions on the plan of record in Book 4860, pages 62-64; (4) Charter of Hermitage Woods Community Services Association, of record in Book 4753, page 101, as in said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 39,900.00

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

Affiant: Virginia M. Tidwell

My commission expires: May 30, 1979 (Affix Seal)

Notary Public: Helen D. Steel

This is unimproved ( ) improved (X) property, known as 200 Raintree Drive, Hermitage, Tennessee 37076
(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
Virginia M. Tidwell, unmarried, her
(successors), heirs and assigns forever. It *covenant* s *that* it is *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 have been prorated and assumed by the Buyer .
It *further covenant* s *and bind* s itself, its successors *heirs and representatives, to warrant and forever defend the title to said real estate to said*
Virginia M. Tidwell, unmarried, her
(successors), heirs and assigns, against the lawful claims of all persons.

Witness its *hand this* 18th *day of* May, 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.*

FIRST AMERICAN NATIONAL BANK OF NASHVILLE

BY: Carla H. Ford

Assistant Vice-President

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ... *a Notary Public in and for said County and State,* .....

.....

.....

the within named bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ..... *Tennessee, this.....day of....., 19.....*

.....*Notary Public*

Commission expires.....

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, Helen D. Scott *, a Notary Public of the State and County aforesaid, personally appeared* Harold W. Fogelberg *, with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* Asst Vice-President *of the* First American National Bank of Nashville *, the within named bargainor, a corporation, and that* he *as such* Asst Vice-President *, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* him *self as* Asst Vice-President

Witness my hand and seal, at office in Nashville, Tennessee *this* 18th *day of* May *, 19* 78.

Helen D. Scott
Notary Public

HELEN D. SCOTT NOTARY PUBLIC AT LARGE STATE OF TENN.

Commission expires May 30, 1979

MAY24 78	CONV	39,900.00			
MAY24 78	S'TAX		B*	103.74	
MAY24 78	PR'FEE		B*	.50	
MAY24 78	W'DEED		B*	4.00	* 108.24

WARRANTY DEED

FROM
FIRST AMERICAN NATIONAL BANK OF NASHVILLE
TO
VIRGINIA M. TIDWELL,

E 6 7 1 3 1

T
IDENTIF. REFERENCE

MAY 24 12 56 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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

FILE:
GEORGE E. MUDTER, JR., ATTY.