Prepared by Barksdale, Whalley, Gilbert & Frank, Seventh Floor, Third National Bank Building, Nashville, Tennessee

BOOK 5306 PAGE 779

WARRANTY DEED

511258-3

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lloyd H. Griffin (NAME)	Fidelity Federal Savings & Loan Assn (NAME)	64-12A
140 Jackson Trace (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Par 140 Ja
Hermitage, Tennessee 37076 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37219 (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Forty-Four Thousand Five Hundred and no/100 -----($44,500.00)----------*DOLLARS*

paid by Lloyd H. Griffin, receipt and sufficiency of which is hereby acknowledged, HARRIS A. GILBERT, Trustee, and NORMAN W. GINSBERG, Trustee,

JUL-3[00] CONV 44,500.00
JUL-3[00] S'TAX B* 115.70
JUL-3[00] PR'FEE B* .50
JUL-3[00] W'DEED B* 6.00 * 122.20

We *have bargained and sold, and by these presents do transfer and convey unto the said* Lloyd H. Griffin his *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. 140 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 $ 44,500.00

Subscribed and sworn to before me, this the 2nd day of July, 1981

Affiant

My commission expires Oct 18, 1981

(Affix Seal)

Notary Public

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 established 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.

This is unimproved ( ) improved (XX) property, known as 140 Jackson Trace, Hermitage, Tennessee 37115
(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 Lloyd H. Griffin *his heirs and assigns, forever.*

And we *do covenant with the said* Lloyd H. Griffin *that* we are *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 we *do further covenant and bind* our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Lloyd H. Griffin, *his heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 29th *day of* June, *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

Norman W. Ginsberg, Trustee
NORMAN W. GINSBERG, Trustee

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STATE OF TENNESSEE)
§
COUNTY OF DAVIDSON) §

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 at Nashville, Tennessee, this 29th day of June, 1978.

Nancy Edwards
Notary Public

My Commission Expires: 2/4/79

E 74691

IDENTIFICATION REFERENCE

JUL 3 3 12 PM '78

FELIX Z. WILKINSON, REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
§
COUNTY OF DAVIDSON) §

PERSONALLY APPEARED before me, NANCY EDWARDS, a Notary Public in and for said County and State, the within named NORMAN W. GINSBERG, Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within ins-rument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 29th day of June, 1978.

Nancy Edwards
Notary Public

My Commission Expires: 2/4/79