BOOK 5309 PAGE 800

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $44,461.81

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF July, 1978.

Notary Public

MY COMMISSION EXPIRES: 1-22-81

THIS INSTRUMENT WAS PREPARED BY
LEON SHARBER, ATTORNEY, HERMITAGE PROFESSIONAL MALL, HERMITAGE, TENNESSEE 37076
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jim Britnell (NAME)	Fidelity Federal S & L Association (NAME)	4 D 86822
P.O. Box 100 (STREET ADDRESS OR ROUTE NUMBER)	401 Union St. (STREET ADDRESS)	MAP 97-8 A
Mt. Juliet, TN 37122 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	PARCEL 87-CO

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Joe R. McGee et ux Shirley R. McGee

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jim Britnell

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

A certain Condominium Apartment in Davidson County, Tennessee, described as follows, to wit:

Unit Q-3, Lake Chateau Condominium, in a Horizontal Property Regime, as shown on the plan of Lake Chateau Condominium of record in Book 4675, Page 41 & 44, as amended in Book 5050, Page 2, Register's Office for said County.

BEING the same property conveyed to Joe R. McGee et ux Shirley R. McGee by deed of record in Book 5132, Page 194, and held under the provisions of a Master Deed Establishing a Horizontal Property Regime, of record in Book 4756, Page 743, Register's Office for said County.

THIS conveyance is made subject to easements of record and to all provisions and requirements of the Tennessee Horizontal Property Act, as set out in Sec. 64-2701 et seq. of the Tennessee Code Annotated and the By-Laws for the administration thereof; all restrictions, easements, etc., rights and interests in favor of other unit owners, options, burdens, assessments and undertakings, etc., contained in the above mentioned Master Deed.

IT IS understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid balance of a note secured by a first mortgage Deed of Trust of record in Book 5132, Page 196, Register's Office for said County, to Fidelity Federal Savings & Loan Association.

THE existing escrow account and hazard insurance policy is hereby transferred with this conveyance to the Grantee herein.

This is unimproved ( ) improved (XX) property, known as Q-3, 5001 Bell Rd., Hermitage, TN 37076
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 10th day of July, 19 78

JOE R. McGEE: Joe R. McGee

SHIRLEY R. McGEE: Shirley R. McGee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joe R. McGee et ux Shirley R. McGee

the bargainors, 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 Hermitage, Tennessee, this 10th day of July 19 78

Commission expires 1-21-81

Notary Public

STATE OF TENNESSEE }

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

Notary Public

WARRANTY DEED

FROM JOE R. McGEE

TO JIM BRITNELL

E 76046

IDENTIF REFERENCE

JUL 11 2 36 PM '78

FELIX [illegible] REGISTER
DAVI[illegible]SON CO. TENN.

Return to:
LEON SHARBER, ATTORNEY
HERMITAGE PROFESSIONAL MALL
HERMITAGE, TENNESSEE 37076

JUL 11 78	CONV	44,461.81		
JUL 11 78	S'TAX		B*	115.70
JUL 11 78	PR'FEE		B*	.50
JUL 11 78	W'DEED		B*	4.00 * 120.20