BOOK 5321 PAGE 76

THIS INSTRUMENT WAS PREPARED BY:
GAIL P. PIGG, ATTORNEY
230 FOURTH AVE., NORTH
NASHVILLE, TENNESSEE 37219

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Campbell F. Lowther	Home Federal Savings & Loan Association	131-S
#142, 5039 Hillsboro Rd (NAME)	230 Fourth Avenue, North (NAME)	#25
Nashville, TN 37215 (STREET ADDRESS OR ROUTE NUMBER)	Nashville, TN 37219 (STREET ADDRESS)	1DA-47600
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

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

and other good and valuable consideration, the receipt of which is hereby acknowledged, and the assumption by the grantee of the unpaid principal balance of a note payable to Home Federal Savings & Loan Association, secured by a deed of trust of record in Book 5006, page 671, Register's Office for Davidson County, Tennessee, and the assumption of the escrow account therewith

EDWARD SANABRIA and wife, JEAN SANABRIA

have this day bargained and sold, and do hereby transfer and convey unto the said
CAMPBELL F. LOWTHER
his (successors), heirs and assigns,

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

Unit No. 142, Jefferson Square, Section One, a Condominium, a Horizontal Property Regime, located on Hillsboro Road, Nashville, Davidson County, Tennessee, as shown on the plat of Jefferson Square, Section One, Condominium Apartments, recorded in Book 4675, page 12, of the Register's Office for Davidson County, Tennessee, and described in a Master Deed, recorded in Book 4731, page 332, of the Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners and tenants of Jefferson Square, Section One, Condominium Apartments, contained in the Master Deed and the By-Laws appended thereto, recorded in Book 4731, page 341, of the Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Edward Sanabria and wife, Jean Sanabria, by deed from Reese L. Smith, Jr. and Harry M. Rowland, Trustees, of record in Book 5187, page 143, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 76,500.00

Subscribed and sworn to before me, this the 2nd day of August, 19 78

Affiant Campbell F. Lowther

My commission expires: 2/23/81 (Affix Seal)

Notary Public Gail P. Pigg

This is improved ( ) unimproved (X) property, known as #142, Jefferson Square, 5039 Hillsboro Road (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
CAMPBELL F. LOWTHER
his (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; plan of record in BK.4675,p.12 deed of trust in Book 5006, page 671; and as set out above.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said CAMPBELL F. LOWTHER
his
(successors), heirs and assigns, against the lawful claims of all persons.

Witness our hands this 2nd day of August, 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.

Edward Sanabria Edward R. Sanabria

Jean Sanabria Jean Sanabria

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Gail Pigg *a Notary Public in and for said County and State,* Edward Sanabria and wife, Jean Sanabria

*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 *Tennessee, this* 2nd *day of* August, *19*78.

Commission expires 2/23/81 *Notary Public*

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 .....

WARRANTY DEED

FROM

Edward Sanabria et ux

TO

Campbell F. Lowther

AUG-4-78	CONV	76,500.00			
AUG-4-78	S'TAX		B*	198.90	
AUG-4-78	PR'FEE		B*	.50	
AUG-4-78	W'DEED		B*	4.00	* 203.40

E 8 1 0 5 2

IDENTIF. REFERENCE

AUG 4 3 31 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