FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 24900.00

Emma R. Wagner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF August, 19 78

Notary Public

MY COMMISSION EXPIRES: 2-23-82
(AFFIX SEAL)

This Instrument Was Prepared By
DENNEY, LACKEY & CHERNAU
218 Third Avenue North
Nashville, Tennessee 37201

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Emma R. Wagner (NAME)	Fidelity Federal Savings & Loan Assn. (NAME)	Map 131-2
2116 HObbs Road I-12 (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Pt. Parcel 4
Nashville, Tn. 37215 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	

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~~, ANDREWS PROPERTIES, INC., A TENNESSEE CORPORATION

HEREINAFTER CALLED THE GRANTORS, ~~HAVE~~ HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Emma R. Wagner Unmarried

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:

Land in Davidson County, Tennessee, being Unit No. I-12 , of Hobbs House Condominium Apartments, of record in Book 4595, page 74, as amended in Book 5200, page 54, said Register's Office, and by Master Deed of record in Book 5289, page 515, said Register's Office, to which reference is hereby made for a more complete description of said lot.

Being part of the same property conveyed to Andrews Properties, Inc., a Tennessee Corporation by deed from Ted H. Welch and wife, Joanne C. Welch of record in Book 5239, page 435, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 64-2701 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime of Hobbs House Condominium Apartments of record in Book 5289, page 515, said Register's Office.

This is unimproved ( ) improved ( ) property, known as 2116 HObbs Road I-12 Nashville, Tn. 37215
(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 my hand this 10 day of August, 19 78

ANDREWS PROPERTIES, INC.

By: Susan A Andrews

STATE OF TENNESSEE
Davidson County

BOOK 5324 PAGE 447

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the 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___

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, KATHY JO HAHN, a Notary Public within and for the State and County aforesaid, personally appeared SUSAN A. ANDREWS and _____ with whom I am personally acquainted and who upon (his oath) ~~(THEIR OATH)~~ acknowledged (himself) ~~(themselves)~~ to be the SECRETARY-TREASURER and ~~X~~ _____ respectively of the Andrews Properties, Inc. the within named bargainor, a corporation, and that (he) as such SECRETARY-TREASURER and ~~X~~ (they) _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said SUSAN A. ANDREWS as such SECRETARY-TREASURER, and ~~attesting the same by the said~~ ~~X~~ as ~~such~~ ~~X~~ _____

Witness my hand and official seal at office at Nashville, Tennessee on this the 10 day of August, 19 78

My commission expires 2-23-81

Kathy Jo Hahn
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

FROM Andrews Properties, Inc., a Tennessee corporation

TO Emma R. Wagner, Unmarried

E 82543

IDENTIF. REFERENCE

AUG 14 10 24 AM '78

FELIX Z. ...SON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

AUG 14 78	CONV	24,900.00			
AUG 14 78	S'TAX		B*	64.74	
AUG 14 78	PR'FEE		B*	.50	
AUG 14 78	W'DEED		B*	4.00	* 69.24