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This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

Virginia M. Hart Brown and husband
James A. Brown

TO

J. Victor Brown and wife,
Carolyn Brown

For draftsman's use

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J. Victor Brown et ux (NAME)	First Federal Savings & Loan (NAME)	5DU - 56014
5600 Country Dr.#103 (STREET ADDRESS OR ROUTE NUMBER)	4th and Union Streets (STREET ADDRESS)	162 - 9-B-17
Nashville, Tenn.37211 (CITY) (STATE) (P. O. ZIP)	Nashville, Tenn. 37219 (CITY) (STATE) (ZIP)	

E 84657

(FOR REGISTER'S USE)

IDENTIF. REFERENCE T

AUG 24 8 37 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 47,440.55 J. Victor Brown
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF August 1978

Lunsford M. Kellam
Notary Public

MY COMMISSION EXPIRES: MAY 6, 1978

(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

For and in Consideration of the sum of TEN AND NO/100ths----------

----------($10.00)---------- **DOLLARS**

cash in hand paid by J. Victor Brown and wife, Carolyn G. Brown, and other good and valuable consideration, the receipt of which is hereby acknowledged, including the assumption and agreement to pay the balance owing to First Federal Savings & Loan Association on a promissory note secured by a Deed of Trust to J. G. Lackey, Jr. Trustee, of record in Book 5252, page 201, Register's Office for Davidson County, Tennessee, WE, VIRGINIA M. HART BROWN AND HUSBAND, JAMES A. BROWN

.....**have bargained and sold, and by these presents do transfer and convey unto the said**

J. Victor Brown and wife, Carolyn G. Brown

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 103, Bld. 14, on the Revised Site Plan, Phase 3, Hickory Valley Condominiums, of record in Book 5050, page 94, said Register's Office, to which plan reference is here made. Assigned Garage is a limited common element for the exclusive use of the co-owner of said Townhouse.

Being the same property conveyed to Virginia M. Hart, unmarried by deed from Randall Phillips Builders, Inc. as of record in Book 5252, page 201, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all provisions of the Tennessee "Horizontal Property Act: as set out in Section 64-2701 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof, including but not limited to assessments, all as made and provided in the exhibit to the Master Deed of record in Book 4918, page 125, Register's Office for Davidson County, Tenn, 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 buildings thereon; and also including without limitation all conditions, covenants, restrictions, options, burdens, liens, assessments and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime of Hickory Valley Condominiums, Phase 3, of record in Book 4918, page 116, as amended in Book 4958, page 346, said Register's Office.

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This is { unimproved / improved (X) } property, known as 5600 Country Dr. #103, Nashville, Penn. 37211
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said J. Victor Brown and wife, Carolyn G. Brown, their heirs and assigns, forever.

And we do covenant with the said J. Victor Brown and wife, Carolyn G. Brown, 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.

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 J. Victor Brown and wife, Carolyn G. Brown, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 23rd day of August, 1978

Virginia M. Hart Brown
Virginia M. Hart Brown

James A. Brown
James A. Brown

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Lunsford W. Hellis Jr., a Notary Public in and for said County and State, the within named Virginia M. Hart Brown and husband, James A. Brown

the bargainor, 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 23rd day of August, 1978

Lunsford W. Hellis Jr., Notary Public.

Commission expires May 6, 1980

AUG 24 78 CONV 47,440.55
AUG 24 78 S'TAX B* 123.24
AUG 24 78 PB'FEE B* .50
AUG 24 78 W'DEED B* 4.00 * 127.74

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 .....