GEORGETOWN OF NASHVILLE
UNIT WARRANTY DEED

FROM: A. Harrison Johnson, Jr., Trustee

TO: Mark J. Happell (Unmarried) and
Susan Wilson (Unmarried)

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THIS INSTRUMENT PREPARED BY:
A. Harrison Johnson, Jr.
Chambers Johnson Brooks & Beckner
12th Floor, First American Center
Nashville, Tennessee 37238

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
		131-1-D Par 72
Mark J. Happell & Susan Wilson (NAME)	First Federal of Nashville (NAME)	
5025 Hillsboro Road, Unit 72 (STREET ADDRESS OR ROUTE NUMBER)	236 Fourth Avenue North (STREET ADDRESS)	
Nashville, Tennessee 37215 (CITY) (STATE) (P.O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	

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 27th day of September, 1978.

Mark J Happell
Affiant

My commission expires: 8-13-80 (Affix seal)

Dorothy A. Wilson
Notary Public

(FOR REGISTER'S USE)

FOR AND IN CONSIDERATION of the sum of FORTY-FOUR THOUSAND FIVE HUNDRED AND NO/100 ($44,500.00) DOLLARS and other good and valuable considerations, cash in hand paid by MARK J. HAPPELL (UNMARRIED) and SUSAN WILSON (UNMARRIED) (the "Grantees" herein), the receipt whereof is hereby acknowledged, the undersigned Grantor, A. HARRISON JOHNSON, JR., TRUSTEE (the "Grantor" herein) with full power to sell, assign, transfer, convey, loan, mortgage, encumber or otherwise deal with the said Unit No. 72, has bargained and sold, and by these presents does transfer and convey unto the said Grantees, MARK J. HAPPELL and SUSAN WILSON, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit No. 72 as shown on the Plat of Georgetown Apartments, a condominium, of record in Book 5200, page 4, Register's Office for Davidson County, Tennessee, together with such Unit's undivided interest in the common elements of 5025 Hillsboro Homeowner's Association, as described in Book 5211, page 325, et seq., said Register's Office. Said Unit is also known as Apartment No. 11D.

Being the same property conveyed to A. Harrison Johnson, Jr., Trustee, by deed from Georgetown of Nashville Limited Partnership of record in Book 5236, page 124, Register's Office for Davidson County, Tennessee.

As part of the consideration for this transfer, Grantee agrees to be bound by the terms, covenants, and restrictions set forth in Master Deed for 5025 Hillsboro Homeowner's Association, of record in Book 5211, page 325, and its attendant By-Laws of record in Book 5211, page 345, respectively, in said Register's Office.

Further, this conveyance is given subject to:

1. 1978 taxes, which have been prorated and adjusted as of the date hereof.

2. The terms and conditions of the Horizontal Property Act of Tennessee, and the above Master Deed and By-Laws, and rights of occupants, if any.

3. Matters shown on Condominium Plat referred to above, together with easement for sanitary sewers and/or storm drainage improvement which were granted the Metropolitan Government of Nashville and Davidson County, Tennessee, by instrument of record in Book 4308, page 575, Register's Office for said County.

This is improved property, known as Apt. No. 11D, 5025 Hillsboro Road, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD the said Unit and undivided interest with the appurtenances, estate, title and interest thereto belonging to the said MARK J. HAPPELL and SUSAN WILSON, their heirs and assigns, forever.

And Grantor does covenant with the said MARK J. HAPPELL and SUSAN WILSON that he is lawfully seized and possessed of said Unit and undivided interest in fee simple; has a good right to convey it, and the same is unencumbered, except as herein set forth.

And Grantor does further covenant and bind himself, his successors and representatives, to warrant and forever defend the title to the said Unit and undivided interest to the said MARK J. HAPPELL and SUSAN WILSON, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS the Grantor's signature this 26th day of September, 1978.

A. Harrison Johnson

A. HARRISON JOHNSON, JR., TRUSTEE

Trustee

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 A. HARRISON JOHNSON, JR., 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 seal at Nashville, Tennessee, the day and year first above written.

Susan M. Scarsella
NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/21/81

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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IDENTIF. REFERENCE

SEP 29 2 05 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

SEP 29 78	CONV	44,500.00			
SEP 29 78 S'TAX			B*	115.70	
SEP 29 78 PR'FEE			B*	.50	
SEP 29 78	W'DEED		B*	6.00	* 122.20