BK 5352 PAGE 778

Prepared by
Thompson CRAWFORD & Rodgers
1401 19 First American Center
Nashville, Tenn. 37238

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
FRANK H. REEVES (NAME)	Guaranty Mortgage Company (NAME)	Map 131-1 D
5025 Hillsboro Rd., Apt. 23-A (STREET ADDRESS OR ROUTE NUMBER)	783 Old Hickory Boulevard (STREET ADDRESS)	Par 201 C E
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Brentwood, Tennessee 37027 (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN DOLLARS ($10.00) *DOLLARS*
cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged,

WE, LARRY W. DEASON and wife, DEBRA L. DEASON

have bargained and sold, and by these presents do transfer and convey unto the said FRANK H. REEVES *his 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. 23-A as shown on the Plat of Georgetown Apartments, a Condominium, of record in Book 5200, page 4, Register's Office for said County, together with an individed .329% interest in the common elements of 5025 Hillsboro Homeowner's Association as described in Book 5211, page 325, et seq., said Register's Office.

Being the same property conveyed to Larry W. Deason and wife, Debra L. Deason by deed from Georgetown of Nashville Limited Partnership of record in Book 5239, page 852, Register's Office for Davidson County, Tennessee.

This property is unencumbered except for:

1. 1978 taxes to be prorated and assumed by Grantees.

2. Limitations and conditions imposed by the "Horizontal Property Act", as set out in Code Sections 64-2704 to 22, both inclusive, of the Tennessee Code Annotated.

3. Terms, provisions, covenants, conditions, easements and rights established by and contained in the Master Deed of 5025 Hillsboro Homeowner's Association, filed October 18, 1977, and recorded in Book 5211, page 325, Register's Office for said County, including the plat recorded in Book 5200, page 4, said Register's Office, and the By-Laws of said Association recorded in Book 5211, page 325, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $36,000.00

Subscribed and sworn to before me, this the 16th day of October, 19 78

Affiant

My commission expires: (Affix Seal)

Notary Public

NOTARY PUBLIC
OF TENNESSEE

4. Any lien or other obligation to pay assessments for prorated expenses of administration and of maintenance and repaid of the common elements, general and limited, of the building and any other expenses lawfully agreed upon and to pay the proportionate cost whenever it shall be proper to proceed with reconstruction of the building in case of fire or other disaster and where the insurance indemnity is insufficient to cover the cost of such reconstruction, as set out in Master Deed, of record in Book 5211, page 325, Register's Office for Davidson County, Tennessee.

5. Easement for sanitary sewers and/or storm drainage improvements were granted Metropolitan Government of Nashville and Davidson County, Tennessee, by instrument of record in Book 4308, page 575, Register's Office for Davidson County, Tennessee. (This easement affects only the common area and not the individual units.)

6. The Agreement by Grantees to assume the present indebtedness, on a promissory note in the original amount of $20,000.00, which is secured by a Deed of Trust of record in Book 5239, page 854, said Register's Office.

OCT 19 78	CONV	36,000.00			
OCT 19 78	S'TAX		B*	93.60	
OCT 19 78	PR'FEE		B*	.50	
OCT 19 78	W'DEED		B*	6.00	* 100.10

unimproved ( )
This is improved (XX) property, known as Apartment 23-A (House Number) 5025 Hillsboro Rd., (Street) Nashville, (P. O. Address:) Tenn. (City or Town).

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said B FRANK H. REEVES ..... *his heirs and assigns, forever.*

And We *do covenant with the said* FRANK H. REEVES *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.* as set forth above.

And We *do further covenant and bind* ourselves and our *heirs and representatives, to warrant and forever defend the title to the said land to the said* FRANK H. REEVES *his heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 16th *day of* October, *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.*

Larry W. Deason
LARRY W. DEASON

DEBRA L. DEASON
Debra L Deason

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State, the within named* LARRY W. DEASON and wife, DEBRA L. DEASON

*the bargainor*S, *with whom I am personally acquainted, and who acknowledged that* THEY HAVE *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 16th *day of* October, *19* 78.

Notary Public

Commission Expires

STATE OF
COUNTY OF

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, *this* *day of*, *19*.

, *Notary Public.*

Commission Expires.

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.

E 9 5 2 2 6.

IDENTIF. REFERENCE

Oct 19 10 10 AM '78

FELIX P. [illegible] REGISTER DAVIDSON [illegible] TENN.