THIS INSTRUMENT PREPARED BY: N. Eddie Montgomery, Attorney
mail 24th Floor, Life & Casualty Tower
Nashville, Tennessee 37219

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Betty D. Burnham (NAME:)	Fidelity Federal (NAME:)	Map 131-1-D
5025 Hillsboro Rd., #24J (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Par - 229
Nashville, TN. 37215 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37219 (CITY) (ZONE) (STATE)	BOOK 5371 PAGE 556

For and in Consideration of the sum of THIRTY ONE THOUSAND AND NO/100 ($31,000.00) *DOLLARS*

DEC-5	CONV	31,000.00			
DEC-5	S'TAX		B*	80.60	
DEC-5	PR'FEE		B*	.50	
DEC-5	W'DEED		B*	6.00	* 87.10

BYRON J. BEGLEY, Unmarried

has *bargained and sold, and by these presents / transfer and convey unto* does

the said BETTY D. BURNHAM

her *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being Unit No. 229 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 an undivided .329% interest in the common elements of 5025 Hillsboro Homeowners' Association, as described in Book 5211, page 325, et seq., said Register's Office. Said Unit is also known as Apartment No. 24J.

Being the same property conveyed to Byron J. Begley, Unmarried, by deed from Georgetown of Nashville Limited Partnership, of record in Book 5244, page 6, Register's Office of 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 Homeowners' 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.

Grantor does hereby transfer and sell unto Grantee all fixtures and appliances which might be owned by Grantor and located in the said Unit, including range and refrigerator.

Grantee does hereby transfer, sell and assign unto Grantor all of his right, title and interest in and to any occupancy lease which might affect such Unit. In the event that Grantee does have such an interest Grantor has this date paid Grantee a cash consideration

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 31,000.00

Affiant

Subscribed and sworn to before me, this the 7th day of December 19 78

My commission expires July 19 1982 (Affix Seal)

Notary Public

for such leasehold interest in the Unit.

This conveyance is given subject to the terms, covenants and conditions of a certain "Real Estate Sale Contract" by and between Georgetown of Nashville Limited Partnership and Byron J. Begley wherein Georgetown of Nashville Limited Partnership agreed to sell the Unit and Byron J. Begley agreed to purchase the Unit; a copy is available for examination at the office of Grantor at 5025 Hillsboro Road, Nashville, Tennessee, 37215. Such "Real Estate Sale Contract" is incorporated by reference as if fully copied herein.

Further, this conveyance is given subject to:

1. The terms and conditions of the Horizontal Property Act of Tennessee, and the above Master Deed and By-Laws.

2. 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 unimproved ( ) improved (X) property, known as 5025 Hillsboro Road, Nashville, Tennessee 37215
(House Number) (Street) P. O. Address: (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 Betty D. Burnham her *heirs and assigns, forever.*

And I *do covenant with the said* Betty D. Burnham *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And I *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Betty D. Burnham, her *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 4th *day of* December, *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.*

Byron J. Begley

Byron J. Begley, Unmarried

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Delda L. Johnson, a Notary Public in and for said County and State, the within named Byron J. Begley

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 Nashville, Tennessee, this 14th day of December, 19 78.

Delda L. Johnson, Notary Public.

Commission Expires July 18, 1982.

DELDA L. JOHNSON NOTARY PUBLIC DAVIDSON CO., TENN.

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.....

IDENTIF. REFERENCE

DEC 5 2 08 PM '78
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

F.03577