"THIS INSTRUMENT PREPARED BY JOSEPH G. CUMMINGS, JR., ATTORNEY, 21st FLOOR - FIRST AMERICAN CENTER, NASHVILLE, TENNESSEE 37238"

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Linda Dyer Doran (NAME:) | Fidelity Federal (NAME:) | Map 131-1-D |
| 5025 Hillsboro Rd., #160 (STREET ADDRESS OR ROUTE NUMBER) | 401 Union Street (STREET ADDRESS) | Parcel 160 |
| Nashville, TN 37215 (CITY) (P. O. ZONE) (STATE) | Nashville, TN 37219 (CITY) (ZONE) (STATE) | BOOK 5376 PAGE 1 |

*For and in Consideration of the sum of* Ten and No/100---------- ---------- *DOLLARS,*

and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, including the assumption by the Grantee of the unpaid balance of an indebtedness in the original principal amount of $28,000.00 secured by a Deed of Trust executed by the Grantor to Vaden Lackey, Jr., Trustee, of record in Book 5240, page 365, Register's Office for Davidson County, Tennessee, James F. Speake, unmarried (the "Grantor"),

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|---|---|---|---|---|---|
| DEC 18 78 | CONV | 49,500.00 | | | |
| DEC 18 78 | S'TAX | | B* | 128.70 | |
| DEC 18 78 | PR'FEE | | B* | .50 | |
| DEC 18 78 | W'DEED | | B* | 6.00 | * 135.20 |

*has/have bargained and sold, and by these presents do/do transfer and convey unto the said* Linda Dyer Doran, unmarried (the "Grantee"), 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. 160 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 0.449% 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. 19B.

Being the same property conveyed to James F. Speake, unmarried, by deed from Georgetown of Nashville Limited Partnership of record in Book 5240, page 363, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 49,500.00

Subscribed and sworn to before me, this the 14 day of December, 19 78

Linda Dyer Doran Affiant

My commission expires: 4/18/82 (Affix Seal)

Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE AT LARGE

Said property is sold and conveyed subject to the following:

1. 1978 real property taxes, which have been prorated and assumed by the Grantee;

2. The Deed of Trust aforesaid of record in Book 5240, page 365, Register's Office for Davidson County, Tennessee;

3. Terms and conditions of the Horizontal Property Act of Tennessee, T.C.A. §§64-2701, et seq., as amended;

4. Terms, provisions, covenants, conditions, easements and rights contained in and established by the Master Deed of 5025 Hillsboro Homeowners' Association of record in Book 5211, page 325, said Register's Office, and the By-laws of said Association of record in Book 5211, page 345, said Register's Office, including, without limitation, any lien or other obligation to pay assessments for prorated expenses of administration and of maintenance and repair of the common elements;

5. All matters shown on the Plat of record in Book 5200, page 4, said Register's Office;

6. Easement for sanitary sewers and/or storm drainage improvements granted to Metropolitan Government of Nashville and Davidson County, Tennessee, by instrument of record in Book 4308, page 575, said Register's Office; and

7. Deed of conveyance from Georgetown of Nashville to the Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Services, of record in Book 4308, page 650, said Register's Office.

This is unimproved ( ) improved (X) property, known as Unit No. 160, 5025 Hillsboro Rd., Nashville, TN 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* Grantee, her *heirs and assigns, forever.*

*And* Grantor ~~do~~ does *covenant with the said* Grantee *that* he is *lawfully seized and possessed of said land in fee simple;* ~~have~~ has *a good right to convey it, and the same is unencumbered,* except as stated herein.

*And* Grantor ~~do~~ does *further covenant and bind* himself, his *heirs and representatives, to warrant and forever defend the title to the said land to the said* Grantee, her *heirs and assigns against the lawful claims of all persons whomsoever.*

*Witness* my *hand this* 11 *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.*

James F. Speake
JAMES F. SPEAKE

STATE OF TENNESSEE
COUNTY OF DAVIDSON
DISTRICT OF COLUMBIA

Personally appeared before me, DONALD A. DAVIES, a Notary Public in and for said County and State, the within named James F. Speake, unmarried,

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 DIST OF COL., Tennessee, this ... day of December, 19 78.

Donald A. Davies, Notary Public.

Commission Expires 9-30-82

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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 .....

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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.O. 5552

IDENTIF. REFERENCE

DEC 18 10 02 AM '78

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.