ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
WILLIAM A. VERNICH ET UX (NAME)	FIDELITY FEDERAL SAVINGS & LOAN ASSN. (NAME)	Map 64-12-A
144 JACKSON TRACE (STREET ADDRESS OR ROUTE NUMBER)	FOURTH AND UNION (STREET ADDRESS)	Parcel 144
HERMITAGE, TENNESSEE 37076 (CITY) (STATE) (ZIP CODE)	NASHVILLE, TENNESSEE 37219 (CITY) (STATE) (ZIP CODE)	

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WARRANTY DEED

For and in consideration of the sum of ----------$10.00----------
TEN AND NO/100---------- DOLLARS

Cash in hand pid by the GRANTEES, WILLIAM A. VERNICH and wife, CAROLYN A. VERNICH, the receipt of which is hereby acknowledged; and the assumption by said grantee of the payment of a note dated December 29, 1977 in the original principal amount of $37,400.00, payable to Fidelity Federal Savings & Loan Association, and secured by a deed of trust of record in Book 5238, page 580, Register's Office for Davidson County, Tennessee.

We, ALICE MARIE SANDERS EDWARDS and husband BENJAMIN H. EDWARDS, III

have bargained and sold, and by these presents do transfer and convey unto the said WILLIAM A. VERNICH and wife, CAROLYN A. VERNICH

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain Condominium apartment in Davidson County, Tennessee, described as follows:

Unit No. 144 in the Fox Run Condominiums Apartments, Section 1, as shown on Plan of record in Book 4860, page 52, said Register's Office, to which plan reference is hereby made.

Being the same property conveyed to Alice Marie Sanders Edwards and husband, Benjamin H. Edwards, III of record in Book 5238, page 580, Register's Office for Davidson County, Tennessee.

DEC 18 78	CONV	37,400.00			
DEC 18 78	S'TAX		B*	123.24	
DEC 18 78	PR'FEE		B*	.50	
DEC 18 78	W'DEED		B*	4.00	* 127.74

This is unimproved ( ) improved (X) property, known as 144 (House Number) Jackson Trace (Street)
Hermitage, Tennessee (City or Town) 37076 (Zip Code)
(P. O. Address)

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES 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, unless otherwise herein set out. 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 GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 15th day of December, 19 78.

(Alice Marie Sanders) Edwards — Benjamin H. Edwards, III

ALICE MARIE SANDERS EDWARDS — BENJAMIN H. EDWARDS, III

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named ALICE MARIE SANDERS EDWARDS AND HUSBAND BENJAMNIN H. EDWARDS, III

the bargainor S, 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 15th day of December, 19 78.

My commission expires January 18, 1982 Notary Public L. D. Richards

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____ and attesting the same by the said _____ as such _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 47,400.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

William A. Vernich

Sworn to and subscribed before me
this 15th day of December, 19 78.

My commission expires January 18, 1982 Notary Public L. D. Richards

This instrument was prepared by:

Briley, Richards & Wrenne, Attys. P.O. Box 2645 Nashville, Tennessee 37219

Name Address

G-253685

WARRANTY DEED

FROM ALICE MARIE SANDERS EDWARDS et vir

TO WILLIAM A. VERNICH ET UX

F 0 5 5 5 8

IDENTIF. REFERENCE

DEC 18 10 08 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

FILE PIONEER TITLE CO