04-64-954-6

This instrument prepared by:

Thomas C. Scott, Attorney
Butler, Tune & Entrekin
26th Floor
First American Center
Nashville, Tennessee 37238

FROM:

ANDREWS PROPERTIES, INC.

TO:

VIRGINIA B. SMITH, unmarried

BOOK 5377 PAGE 358

Address New Owner:	Send Tax Bills to:	Map-Parcel Nos.
Virginia B. Smith	Security Federal Savings & Loan Association	131-2-A
Unit L-7, Hobbs House Condominium		Parcel 79 Co.
2116 Hobbs Road, Nash., TN. 37215		

(FOR REGISTER'S USE)

F 0 6 1 8 3

IDENTIF. REFERENCE

DEC 21 8 41 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

$ 32,800.00 Virginia B. Smith
Affiant

Subscribed and sworn to before me, this the 20th day of December, 1978.

Notary Public

My commission expires: 10/27/82

(AFFIX SEAL)

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid by the hereinafter named Grantee(s) and other good and valuable considerations, the receipt of which is hereby acknowledged, ANDREWS PROPERTIES, INC., (the "Grantor"),

DEC21'78	CONV	32,800.00			
DEC21'78	S'TAX		B*	85.28	
DEC21'78	PR'FEE		B*	.50	
DEC21'78	W'DEED		B*	4.00	* 89.78

has bargained and sold, and by these presents does transfer and convey unto the said VIRGINIA B. SMITH, unmarried (the "Grantees") ~~their~~ her heirs and assigns, a certain condominium apartment in Davidson County, Tennessee, described as follows, to-wit:

Unit No. L-7, in a Horizontal Property Regime located on the Plat of Hobbs House Condominium Apartments, of record in Book 5200, Page 54, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Being a portion of the same property conveyed to ANDREWS PROPERTIES, INC. by deed from Ted H. Welch and wife, Joanne C. Welch, of record in Book 5239, Page 435, said Register's Office.

This conveyance is subject to the following:

1. Provisions of Tennessee Code Annotated Section 64-2701 et seq.

(continued on back)

2. Conditions, restrictions, options, encumbrances, liens, assessments and undertakings contained in the Master Deed and By-Laws for The Hobbs House Condominium Apartments, recorded in Book 5289, Page 515, said Register's Office.

3. Real Estate Taxes for 1978.

This is improved property known as Apt. L-7, The Hobbs House, 2116, Hobbs Road, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest therto belonging to the said VIRGINIA B. SMITH, (Grantee(s)) ~~their~~ her heirs and assigns forever.

And Andrews Properties, Inc. does covenant with the said VIRGINIA B. SMITH, that it is lawfully seized and possessed of said land in fee simple; has good right to convey it, and the same is unencumbered.

And Andrews Properties, Inc. does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said VIRGINIA B. SMITH, ~~their~~ her heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS the hand and seal of ANDREWS PROPERTIES, INC., by its duly authorized officer, this the 20th day of December, 1978.

ANDREWS PROPERTIES, INC.

By: Nelson C. Andrews PRESIDENT

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Thomas C. Scott, a Notary Public in and for said State and County, Nelson C. Andrews, with whom I am personally acquainted, and who acknowledged that he is the President, of ANDREWS PROPERTIES, INC., and being such President, has executed this instrument for the purposes contained therein.

WITNESS MY HAND and official seal this 20th day of December, 1978, at office in Nashville, Tennessee.

Thomas C. Scott
NOTARY PUBLIC

My commission expires: 8/9/80

THOMAS C. SCOTT NOTARY PUBLIC DAVIDSON CO. TENN.