Third National Bank Building, Nashville, Tennessee

$46,500.00
511633-7

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James A. Knost, et ux. (NAME)	Fidelity Federal Savings & Loan Assn. (NAME)	64-12-A
106 Saddle Tree Drive (STREET ADDRESS OR ROUTE NUMBER)	401-Union Street (STREET ADDRESS)	Par 106 To
Hermitage, TN 37076 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37219 (CITY) (ZONE) (STATE)	BOOK 5383 PAGE 848

For and in Consideration of the sum of Forty-Six Thousand, Five Hundred ($46,500.00) ---------- *DOLLARS*

paid by JAMES A. KNOST and wife DEBORAH B. KNOST, receipt and sufficiency of which is hereby acknowledged,

JAN 10 79	CONV	46,500.00			
JAN 10 79	S'TAX		B*	120.90	
JAN 10 79	PR'FEE		B*	.50	
JAN 10 79	W'DEED		B*	6.00	* 127.40

We *have bargained and sold, and by these presents do transfer and convey unto the said* JAMES A. KNOST and wife DEBORAH B. KNOST, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being a certain building identified as property map No.106 as shown on the plan of Fox Run Section One (A Condominium), of record in Book No. 5200 Page 89, in said Register's Office and being a part of Tract No. 1 of the property conveyed to Harris A. Gilbert, Trustee, and Norman W. Ginsberg, Trustee, by deed from Kyle R. Weems, being of record in Book 5171, Page 915, R.O.D.C.

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 46,500.00

Subscribed and sworn to before me, this the 3d day of January 19 79

Affiant

My commission expires: 1/18/82
(Affix Seal)

Notary Public

Conveyance of such property is made expressly subject to the following: (1) The plan of record in Book 4860, Page 52, said Register's Office, shows an owner's certificate, and certain easements; (2) Terms, conditions, provisions, covenants, easements and rights established by and contained in the Master Deed Establishing a Horizontal Property Regime of Fox Run, Section I, of record in Book 4956, Page 582, said Register's Office, and the By-Laws of the Fox Run Condominium Association of record in Book 4956, Page 590, Register's Office for Davidson County, Tennessee; (3) By instrument dated December 3, 1970, recorded in Book 4465, Page 102, Register's Office for Davidson County, Tennessee, said property is restricted against use as a cemetary or for cemetary related purposes for a period of 25 years from date; (4) A portion of the premises has been platted of record in Plat Book 4860, Page 52, said Register's Office, showing Fox Run Condominium, Section I, and that portion of the premises is subject to all matters shown on said plat; (5) taxes for the current year which have been prorated and the payment of which has been assumed by the grantee.

unimproved ( ) This is improved (XX) property, known as 106 Saddle Tree Drive, Hermitage, TN 37076
(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 JAMES A. KNOST and wife DEBORAH B. KNOST, their *heirs and assigns, forever.*

And we *do covenant with the said* JAMES A. KNOST and wife DEBORAH B. KNOST *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.* (see above restrictions)

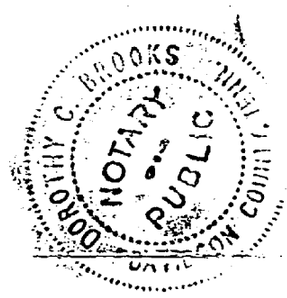
And we *do further covenant and bind* our *heirs and representatives, to warrant and forever defend the title to the said land to the said* JAMES A. KNOST and wife DEBORAH B. KNOST, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 3d *day of* January, *19*79, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

HARRIS A. GILBERT, Trustee

NORMAN W. GINSBERG, Trustee

BOOK 5383 PAGE 850



STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Dorothy C. Brooks *a Notary Public in and for said County and State,* Harris A. Gilbert and Norman W. Ginsberg,

the within named 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, *Tennessee, this* 3d *day of* January, *19* 79

Dorothy C. Brooks *Notary Public*

Commission expires 1/18/82

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ... *a Notary Public in and for said County and State,* .....

the within named 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.....Tennessee, 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.....

F.O. 8962

IDENTIF. REFERENCE

JAN 10 3 33 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.