FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON } BOOK 5385 PAGE 449

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 179,850.00

X Charles M. Carr
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF January, 19 79

Notary Public

MY COMMISSION EXPIRES: My Commission Expires OCT. 17, 1982

(AFFIX SEAL)

This Instrument Was Prepared By
DENNEY, LACKEY & CHERNAU
218 Third Avenue North
Nashville, Tennessee 372

THIS INSTRUMENT WAS PREPARED BY
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles M. Carr (NAME)	Fidelity Federal Savings & Loan Assn. (NAME)	116-8-C Par 77 Is
77 Concord Park West (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	
Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, FRANK GIARDINA AND WIFE, DOROTHY GIARDINA

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CHARLES M. CARR AND WIFE, RUTH L. CARR

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being a certain building site, indentified as No. 77 as shown on the Revised Plan of Sugartree, Phase 2, as of record in Book 4860, page 79 and 80, as amended by instrument of record in Book 5005, page 144; Book 5010, page 117; Book 5015, page 550, Book 5072, page 165, Book 5084, page 960, Book 5121, page 89, Book 5169, page 426, Book 5191, page 412, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Frank Giardina and wife, Dorothy Giardina by deed from M. A. Hooper D/B/A Hooper Construction Company and wife, Elizabeth K. Hooper of record in Book 5204, page 501, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to by all the requirements, conditions, easements, assessments, liens, uses, building restrictions, limitations, repurchase and Lease options, burdens, and other undertakings, including rights and interest of other site owners and condominium owners, and also including rights requirement that all owners fo building sites and condominium units be members of Sugartree Homeowners Association, Inc., and subject to assessment for the payment of costs incident to the maintenance of the common areas and administration of the Association, and provided for a lien securing the payment thereof, contained in an instrument executed by Sugartree Properties, Inc., recorded October 2, 1974, and recorded in Book 4857, page 157, amended in Book 4911, page 356; and further amended by second amendment of record in Book 4996, page 126, and further amended by third amendment, of record in Book 5003, page 688, Register's Office for Davidson County, Tennessee, reference to said instruments is here made, all as made applicable to Sugartree, Phase #3, by instrument of record in Book 5087, page 220, Register's Office for Davidson County, Tennessee, which latter said instrument also amended Article I, Paragraph 4 of the Declaration of Covenants, Conditions and Restrictions for Sugartree of record in Book 4857, page 157, said Registers Office, and as further amended by instrument of record in Book 5152, page 401, said Register's Office, amending Article 8, Section 2, thereof.

This is unimproved ( ) improved (X) property, known as 77 Concord Park West (House Number) (Street) Nashville, Tennessee (P. O. Address) (City or Town) 37205 (Postal Zip)

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. Wherever 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 hand s this 10th day of January, 19 79

Frank Giardina
By: Dorothy Giardina
Dorothy Giardina
Atty.-In-Fact

Dorothy Giardina

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Robert W. Thurman, Jr., a Notary Public in and for said County and State, the within named Dorothy Giardina

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 10th day of January, 1979.

Commission expires My Commission Expires OCT. 17, 1982

Robert W. Thurman
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of January, 1979, before me, Robert W. Thurman, Jr., a notary public, in and for said County and State, personally appeared Dorothy Giardina to me known to be the person who executed the foregoing instrument in behalf of the said Frank Giardina, and acknowledged that she executed the same as the free act and deed of the said Frank Giardina.

Witness my hand and seal at Nashville, Tennessee, this the 10th day of January, 1979.

Robert W. Thurman
Notary Public

My Commission Expires:
My Commission Expires OCT. 17, 1982

$179,850.00 113615-3

WARRANTY DEED

FROM
Frank Giardina and wife,
Dorothy Giardina

TO
Charles M. Carr and wife,
Ruth L. Carr

F. 0 9 7 4 8

IDENTIF. REFERENCE

JAN 15 4 18 PM '79

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JAN 15 79	CONV	90,000.00	179,850.00		
JAN 15 79	CONV	89,850.00			
JAN 15 79	S'TAX		B*	467.48	
JAN 15 79	PR'FEE		B*	.50	
JAN 15 79	W'DEED		B*	4.00	* 471.98