F. I. L. E. D.

THIS INSTRUMENT PREPARED BY:
DEARBORN & EWING, ATTORNEYS
SUITE 1200
ONE COMMERCE PLACE
NASHVILLE, TENNESSEE 37219

IDENTIF. REFERENCE

WARRANTY DEED

BOOK 5389 PAGE 98

JAN 25 3 18 PM '79
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

FROM: Central Tennessee Investment Company, Inc.

TO: Mary Jo Freeman Phipps

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel No.
Mary Jo Freeman Phipps	CENTRAL TENNESSEE INVESTMENT CO., INC.	43-13-A (23)
Apt. 1-23, 323 Forrest Park Road Madison, Tennessee 37115	2519 Lebanon Road Nashville, TN 37214	

FOR AND IN CONSIDERATION of the sum of TWENTY THOUSAND FIVE HUNDRED AND NO/100 Dollars ($20,500.00), the receipt of which is hereby acknowledged, Central Tennessee Investment Company, Inc., hereinafter called "Grantor," has this day bargained and sold, and does hereby transfer and convey unto Mary Jo Freeman Phipps hereinafter called "Grantee(s)", (his) (their) heirs and assigns, certain real estate in Davidson County, Tennessee, as follows: Apartment Unit number 1-23, of Robin Hood Condominium created under Title 64, Sections 2701 et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, which was executed by Grantor, of record in Book 5388, page 524, Register's Office for Davidson County, Tennessee, reference being made to the said Master Deed, Exhibit "A" for the source of title of the said Grantor, and to Exhibit "A-1" thereto for a specific identification and description of the apartment herein conveyed, and as shown on the plat of Robin Hood Condominium Apartments, of record in Book 5200 page 124, said Register's Office, to which reference is hereby made.

This is improved property, known as Apartment No. 1-23, Robin Hood Condominiums, 323 Forrest Park Road, Madison, Tennessee 37115.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee(s) (his) (their) heirs and assigns, forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except:

1. Taxes for the year 1979, which have been assumed by Grantee(s).

2. All terms and provisions of the Master Deed of record in Book 5388, page 524, Register's Office, Davidson County, Tennessee.

3. All terms and provisions of the Charter of Robin Hood Condominium Association, Inc., of record in Corporation Book Volume 47, page 1566, in the Office of the Secretary of the State of Tennessee, and in Book 5383, page 314, Register's Office, Davidson County, Tennessee, and the By-Laws and rules and regulations of said corporation.

4. The plat of Robin Hood Condominium Apartments of record in Book 5200, page 124, Register's Office, Davidson County, Tennessee.

5. Sanitary sewers and/or storm drainage easement of record in Book 3436, page 486, Register's Office, Davidson County, Tennessee.

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said real estate to said Grantee(s) (his) (their) heirs and assigns, against the lawful claims of all persons.

Grantee(s) by acceptance of this deed hereby joins in and accepts, and agrees to be bound to the foregoing instruments creating Robin Hood Condominium and Robin Hood Condominium Association, Inc. Said Grantee(s) further agrees hereby to pay all assessments whether special or general which are levied in connection with Robin Hood Condominium.

IN WITNESS WHEREOF, the parties have executed this instrument on this 24 day of January, 1979.

GRANTEE(S)

Mary Jo Freeman Phipps ✓

GRANTOR

CENTRAL TENNESSEE INVESTMENT COMPANY, INC.

BY: William M. Head
William M. Head, Vice President

M-25 CONV 20,500.00
M-25 S'TAX B* 53.30
M-25 PR'FEE B* .50
M-25 W'DEED B* 4.00 * 57.80

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Gail M Simpson, a Notary Public in and for the County and State aforesaid, personally appeared WILLIAM M. HEAD, with whom I am personally acquainted, and who upon oath acknowledged himself to be Vice President of CENTRAL TENNESSEE INVESTMENT COMPANY, INC., the within named bargainor, a corporation, and that he as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Vice President.

Witness my hand and seal at office in Nashville, Tennessee, this the 24th day of January, 1979.

Gail M Simpson
Notary Public

My Commission Expires: April 18 1982

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Gail M Simpson, a Notary Public in and for said County and State, the within named Mary Jo Freeman Phipps, the bargainor(s), with whom I am personally acquainted, and who acknowledged that (they)(he)(she) executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 24th day of January, 1979.

Gail M. Simpson
Notary Public

My Commission Expires: April 18, 1982

- -

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $20,500.00.

Mary Jo Freeman Phipps ✓
Affiant

Subscribed and sworn to before me this 24th day of January, 1979.

Gail M. Simpson
Notary Public

My Commission Expires: April 18, 1982