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FORM NO. WD-1

LOAN#511668-3

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $41,900.00

Virginia Kay Duncan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF February 1979.

Brenda J. Clemens
Notary Public

MY COMMISSION EXPIRES: 11-26-80
(AFFIX SEAL)

This Instrument Was Prepared By
DENNEY, LACKEY & CHERNAU
218 Third Avenue North
Nashville, Tennessee 37201

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Virginia Kay Duncan (NAME)	Fidelity Federal Savings & Loan Assn. (NAME)	Map 131-2 - A
2116 Hobbs House, M-18 (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Pt. Parcel 485
Nashville, Tenn. 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, ANDREWS PROPERTIES, INC., A TENNESSEE CORPORATION

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO VIRGINIA KAY DUNCAN AND PAMELA M. KRANCER

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 Unit No. M-18, of Hobbs House Condominium Apartments, of record in Book 4595, page 74, as amended in Book 5200, page 54, said Register's Office, and by Master Deed of record in Book 5289, page 515, said Register's Office, to which reference is hereby made for a more complete description of said lot.

Being part of the same property conveyed to Andrews Properties, Inc., a Tennessee Corporation by deed from Ted H. Welch and wife, Joanne C. Welch of record in Book 5239, page 435, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 64-2701 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime of Hobbs House Condominium Apartments of record in Book 5289, page 515, said Register's Office, as amended in Book 5292, page 958, and further amended in Book 5293, page 612, said Register's Office.

This is { } unimproved { } improved property, known as 2116 Hobbs House M-18, Nashville, Tennessee 37205
(House Number) (Street) (P. O. Address) (City or Town) (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 my hand this 2nd day of February, 1979

ANDREWS PROPERTIES, INC.

By: Judy Andrews

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the 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___.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Judy Andrews and _____ with whom I am personally acquainted and who upon (his oath) ~~(her oath)~~ acknowledged (himself) ~~(themselves)~~ to be the Secretary-Treasurer ~~and~~ _____ respectively of the Andrews Properties, Inc. the within named bargainor, a corporation, and that (he) as such Secretary-Treasurer ~~and~~ (ther) _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Judy Andrews as such Secretary-Treasurer ~~and attesting the same by the said~~ ~~as such~~

Witness my hand and official seal at office at Nashville, Tennessee on this the 2nd day of February, 19 79

My commission expires 11-26-80

Brenda L. Lyman
Notary Public

WARRANTY DEED

FROM

Andrews Properties, Inc.,

a Tennessee corporation

TO

Virginia Kay Duncan and

Pamela M. Krancer

F. 1-2870

IDENTIF. REFERENCE

FEB 5 3 55 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

#1389 02/05 113.40- CHECK