This instrument prepared by:
Thomas J. Stack, Attorney
First American Center
Nashville, Tennessee 37238

WARRANTY DEED

BOOK 5396 PAGE 651

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert W. Gardner and Joan Gardner (NAME)	Home Federal Savings & Loan Assn. (NAME)	131-5-A-145
Unit K-145 Jefferson Sq. (STREET ADDRESS OR ROUTE NUMBER)	230 Fourth Avenue North (STREET ADDRESS)	
Nashville, Tn. 37215 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37219 (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Ten and no/100 ---------- ($10.00) ---------- *DOLLARS*

cash in hand paid by Robert W. Gardner and wife, Joan Gardner and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, and for a further consideration the said Robert W. Gardner and wife, Joan Gardner, have assumed and agreed to pay the unpaid balance of an original indebtedness of $55,620.00 secured by Deed of Trust of record in Book 5006, page 727, Register's Office for Davidson County, Tennessee,

We, ROBERT R. BALDINI and wife, SARAH R. BALDINI,

have bargained and sold, and by these presents do transfer and convey unto the said ROBERT W. GARDNER and wife, JOAN GARDNER, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Unit No. 145, Jefferson Square, Section One, a condominium, a Horizontal Property Regime, located on Hillsboro Road, Nashville, Davidson County, Tennessee, as shown on the plat of Jefferson Square, Section One, Condominium Apartments, recorded in Book 4675, page 12, of the Register's Office for Davidson County, Tennessee, and described in a Master Deed, recorded in Book 4731, page 332, said Register's Office to which reference is hereby made.

Being the same property conveyed to Robert R. Baldini and wife, Sarah R. Baldini, by deed from Henry P. Strzelecki and wife, Diane Strzelecki, of record in Book 5238, page 394, Register's Office for Davidson County, Tennessee.

Easements, restrictive covenants, conditions, and regulations imposed upon and relating to the property, apartments, co-owners, and tenants of Jefferson Square, Section One, Condominium Apartments, contained in the Master Deed of record in Book 4731, page 332, and the By-Laws appended thereto recorded in Book 4731, page 341, of the Register's Office for said County, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

This conveyance is made subject to limitations and conditions imposed by the "Horizontal Property Act" as set out in Code Section 64-2701, et seq. of the Tennessee Code Annotated, as amended.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 69,200.00

Affiant

Subscribed and sworn to before me, this the 12th day of February 19 79

Notary Public

My commission expires: My Commission Expires Jan 23, 1982

(Affix Seal)

CHECK

F. 1. 4 7. 9. 6.

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IDENTIF. REFERENCE

FEB 20 12 19 PM '79

FELIX G. ELSEA REGISTER
DAVIDSON COUNTY, TENN.

This is unimproved ( ) improved (X) property, known as Unit K-145 Jefferson Square, Nashville, Tennessee
(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 Robert W. Gardner and wife, Joan Gardner, their ..... *heirs and assigns, forever.*

And We *do covenant with the said* Robert W. Gardner and wife, Joan Gardner *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.*, except by deed of trust as above set out, and taxes for 1979 which are prorated and assumed by the purchasers.

And We, Robert R. Baldini and wife, Sarah R. Baldini, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Robert W. Gardner and wife, Joan Gardner, their *heirs and assigns against the lawful claims of all persons whomsoever. Witness* our *hand* s *this* 12TH *day of* February, *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.*

X Robert R. Baldini
Robert R. Baldini

X Sarah R. Baldini
Sarah R. Baldini

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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*.....

....., *Notary Public.*

Commission Expires.....

STATE OF OREGON
COUNTY OF MULTNOMAH

Personally appeared before me, Kim McCarrel, *a Notary Public in and for said County and State, the within named* Robert R. Baldini and wife, Sarah R. Baldini,

.....

.....

*the 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 Portland, Oregon, *this* 12th *day of* February, *19* 79.

Kim McCarrel, *Notary Public.*

Commission Expires My Commission Expires March 28, 1982

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.....