THIS INSTRUMENT PREPARED BY:
John W. Kelley
Attorney-at-Law
23rd Floor - L & C Tower
Nashville, Tennessee 37219

BOOK 5398 PAGE 747

W A R R A N T Y D E E D

Address New Owner	Send Tax Bills To:	Map Parcel No.
Sara S. Neubert	Fidelity Federal Savings & Loan	147-2A-29
The Coach House	Fourth & Union	Field Book No.
Apt. #29	Nashville, TN. 37219	6DU-19188
523 Harding Place		
Nashville, Tenn. 37219		

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars Cash in hand paid by Sarah S. Neubert and other good and valuable considerations including the assumption of Sara S. Neubert of the the unpaid blaance of a certain note described in and secured by a deed of trust to Vaden Lackey, Jr., Trustee, payable to Fidelity Federal Savings & Loan Association, encumbering the hereinafter described property, as of record in Book 4907, page 276, Register's Office for Davidson County, Tennessee, the receipt of all of which is hereby acknowledged,

We, LINDA F. PERRY HAMMER and husband, LARRY HAMMER, have this day bargained and sold, and do hereby transfer and convey unto the said SARA S. NEUBERT, her heirs and assigns, certain real estate in Davidson County, Tennessee as follows:

Unit No. 29, Building "C", in The Coach House, (a condominium), created uner Chapter 27, Title 64, of the Tennessee Code Annotated, and as established by a Master Deed of record in Book 4809, page 829, Register's Office of Davidson County, Tennessee, and as shown on the Plat of The Coach House, as of record in Book 4675, page 107, said Master Deed being amended by instruments of record in Book 4813, page 964, in Book 5100, page 894 and in Book 5100, page 897, all of record in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Linda F. Perry, now Hammer, by deed from John H. Noel, III, Trustee, as of record in Book 4907, page 274, Register's Office for Davidson County, Tennessee. Subject to:

1. All terms and provisions of the Master Deed and By-Laws for The Coach House, a condominium, as of record in Book 4809, page 829, Register's Office for Davidson County, Tennessee, as amended by instruments of record in Book 4813, page 964, in Book 5100, page 804 and in Book 5100, page 897, all of record in the Register's Office for Davidson County,Tennessee.

2. All terms and provisions of the Charter of The Coach House Association, Inc., as of record in Corporate Book Volume 0-29, Page 7299, in the office of the Secretary of the State of Tennessee and in Book 4813, page 686, Register's Office for Davidson County, Tennessee, and the By-Laws and rules and regulations of said corporation.

3. All easements and restrictions as set forth in the plan of record for The Coach House, as of record in Book 4675, page 107, in the Register's Office for Davidson County, Tennessee.

Sara S. Neubert by accepance of this deed hereby joins in and accepts and agrees to be bound to the foregoing instruments creating The Coach House, a condominium, and The Coach House Association, Inc. Sara S. Neubert further agrees hereby to pay all assessments whether special or general which are hereafter levied by The Coach House, a condominium, or by The Coach House Association, Inc., or their successors or assigns.

This is improved property known as The Coach House, Apt. No. 29, Building C, 523 Harding Place, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Sara S. Neubert, her heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and the same is unencumbered except as mentioned above.

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We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to the said Sara S. Neubert, her heirs and assigns, against the lawful claims of all persons.

Witness our hands on this the 12th day of February, 1979.

Linda F. Perry Hammer
Linda F. Perry Hammer

Larry Hammer
Larry Hammer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Linda F. Perry Hammer, the within named 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 16th day of February, 1979.

Notary Public

My commission expires: 4-18-82

STATE OF INDIANA)
COUNTY OF Marion)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Larry Hammer, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purooses therein contained.

Witness my hand and official seal at Indianapolis, Indiana, this 12th day of February, 1979.

Notary Public

My Commission expires: December 23, 1981

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $25,900.00.

Affiant

Subscribed and sworn to before me, this the 16 day of February, 1979.

Notary Public

My Commission expires: 4-18-82

F. I. 5 6 9 7.

IDENTIF. REFERENCE

FEB 26 2 41 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.