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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $62,500.00

M. Grissom
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF March 1979

Notary Public

MY COMMISSION EXPIRES: 4-22-80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bernard M. Rosenblum, Attorney at Law, 18th Floor - L&C Tower, Nash.
NAME ADDRESS TN 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jewell Payne Triplett (NAME)	Fidelity Federal (NAME)	7 DA-510
4505 Harding Rd., #104 (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	116-3
Nashville, TN 37205 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	133

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~~ I, BRUCE C. GARRETT, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JEWELL PAYNE TRIPLETT

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:

Being Unit No. 104 as shown on the Plat of Royal Oaks Apartments, a condominium, of record in Book 5200, Page 45, Register's Office for Davidson County, Tennessee, together with an undivided 1.069% interest in common elements of 4505 Harding Road Homeowners' Association, as described in Book 5282, page 972, et seq., said Register's Office. Said Unit is also known as Apartment No. 104.

Being the same property conveyed to Bruce C. Garrett, unmarried, by deed from Royal Oaks Limited Partnership, of record in Book 5284, page 423, said Register's Office.

As part of the consideration for this transfer, Grantee agrees to be bound by the terms, covenants, and restrictions set forth in the deed to Grantor recorded in Book 5284, page 423, said Register's Office. Grantee further agrees to assume and pay the principal balance now due, plus future interest on a certain note in the original principal sum of $45,450.00, payable to Fidelity Federal Savings and Loan Association, payable as therein specified, and secured by a deed of trust executed by Bruce C. Garrett to Vaden Lackey, Jr., Trustee, dated May 8, 1978 and recorded in Book 5284, page 425, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions of record.

unimproved ( )
This is improved (X) property, known as 4505 Harding Road, #104, Nashville, TN 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 21st day of March, 1979

Bruce C. Garrett
BRUCE C. GARRETT

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Bernard M. Rosenblum, a Notary Public in and for said County and State, the within named Bruce C. Garrett, unmarried

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 21st day of March 1979

Commission expires 4-27-80

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

Notary Public

WARRANTY DEED

FROM

BRUCE C. GARRETT,

Unmarried

TO

JEWELL PAYNE TRIPLETT

F I 9 7 1 5

IDENTIF. REFERENCE

MAR 21 1 57 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			62500.00- CAMT.	
			162.50 CSTAX	
			.50 PRFE	
			4.00 WDEED	
			CHECK	167.00-
0286A03/21/79			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. I. 9 7. I. 5

IDENTIF. REFERENCE

MAR 21 1 57 PM '79

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

No. 671838