WARRANTY DEED

BOOK 5436 PAGE 880

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donna Keith	Fidelity Federal S+L Assn.	103-16-18-104
(NAME) 4215 Harding Road No 104	(NAME) Corner 4th & the N.I. Union	
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn. 37205	(STREET ADDRESS) Nashville Tenn.	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN AND NO/100 ($10.00)----------

----------*DOLLARS*

and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged, including the assumption to pay an indebtedness as evidenced by an instrument of record in Book 5360, page 728, Register's Office for Davidson County, Tennessee.

This Instrument Was Prepared From Information Furnished, Phillip Saindon, Attorney at Law, 301 Stahlman Building, Nashville, TN 37201

We, Charles J. Farris, Sr. and wife, Frances Farris

/ *have bargained and sold, and by these presents do transfer and convey unto the said* Peggy G. Keith and Donna Keith, or the survivor of them, it being the express intention of the grantors herein to vest in the said grantees a survivorship estate, 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 Windsor Tower, a condominium, of record in Book 5200, page 71, Register's Office for Davidson County, Tennessee, together with an undivided .243% interest in common elements of 4215 Harding Road Homeowners' Association, as described in Book 5313, page 238, et seq., said Register's Office.

Being the same property conveyed to Charles J. Farris, Sr. and wife, Frances Farris by deed from Windsor Tower, Inc. of record in Book 5360, page 726, Register's Office for Davidson County, Tennessee.

As part of the consideration for this transfer, Grantee agrees to be bound by the terms, covenants, and restrictions set forth in Master Deed for 4215 Harding Road Homeowner's Association, of record in Book 5313, page 338 and its attendant By-Laws of record in Book 5313, page 338, respectively, in said Register's Office.

Grantor does hereby transfer and sell unto Grantee all fixtures and appliances which might be owned by Grantor and located in the said Unit, including range and refrigerator.

This conveyance is given subject to the terms, covenants and conditions of a certain "Real Estate Sale Contract" by and between Grantor and Grantee wherein Grantor agreed to sell the Unit and Grantee agreed to purchase the Unit, a copy is available for examination at

Continued

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 30,750

Subscribed and sworn to before me, this the 17 day of May 19 79

Affiant

My commission expires: 4-17-83 (Affix Seal)

Notary Public - at Large

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

the office of Grantor, % Home Marketing of America, Tenn., Inc., 2002 Richard Jones Road, Suite C-2004, Nashville, Tenn. 37215. Such "Real Estate Sale Contract" is incorporated by reference as if fully copied herein, but the same shall always be subject to the rights and remedies of any first mortgagee having an interest in the premises.

Further, this conveyance is given subject to:

1. The terms and conditions of the Horizontal Property Act of Tennessee, the above Master Deed and By-Laws, the above Condominium Plat, and any amendments thereto.

2. Twenty-foot permanent sanitary sewer and drainage easement and an additional 15-foot temporary construction easement granted to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 3956, page 943, said Register's Office as described therein and being parallel to the westerly line of said property and running to the southeasterly margin of the Memphis-Bristol Highway.

unimproved ( )
This is improved ( ) property, known as ..... (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 Peggy G. Keith and Donna Keith, their *heirs and assigns, forever.*

And we *do covenant with the said* Peggy G. Keith and Donna Keith *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 as noted above.

And we, Charles J. Farris, Sr. and wife, Frances Farris *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Peggy G. Keith and Donna Keith, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 17 *day of* May, *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.*

Charles J Farris Sr
Frances Farris

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Anne L. Hickerson, a Notary Public in and for said County and State, the within named Charles J. Farris, Sr. and wife, Frances Farris

the bargainors, 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 Nashville, Tennessee, this 1st day of May, 1979

Anne L. Hickerson
Notary Public at Large

Commission Expires 4-17-83

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF
COUNTY OF

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....., this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

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.....

WARRANTY DEED

FROM

CHARLES J. FARRIS, SR., ET UX

TO

PEGGY G. KEITH, ET AL

F 29806

MAY 17 9 27 AM '79

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

TAX EXEMPT. REFERENCE

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Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Deadrick Street
Phone 255-4631
NASHVILLE, TENNESSEE 37208

PEDIGO & SAINDON

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

BOOK 5436 PAGE 884

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
			30933.58- CO	
			80.34 CO TX	
			.50 PRFEE	
			8.00 WDEED	
			CHECK	89.34-
	3364A05/17/79		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 29806

T REFERENCE

MAY 17 9 27 AM '79
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 684481