#511804-0

BOOK 5142 PAGE 537

THIS INSTRUMENT PREPARED BY:

LANCASTER & FARMER, ATTORNEYS
SUITE 100, 4207 LEBANON ROAD
HERMITAGE, TENNESSEE 37076

SEND TAX BILLS TO:

Fidelity Federal Savings & Loan Assn.
401 Union
Nashville, Tennessee 37219

MAP 86-11A PARCEL 66.3

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, we, MYRA K. HUFFMAN and MONICA J. HUFFMAN, both unmarried persons, have this day bargained and sold, and by these presents do hereby bargain, sell, transfer and convey unto JOSEPH A. GROSS, a single person, his heirs and assigns, the following described property, to-wit:

A certain condominium apartment in Davidson County, Tennessee, described as follows:

Unit 1, Building 1 in Raintree Village a condominium created under Chapter 27, Title 64, of the Tennessee Code Annotated, and as established by a Master Deed of record in Book 4753, Page 140, Register's Office of Davidson County, Tennessee and as shown on the Plat of Hermitage Woods Condominium Apartments, Phase II and II-A, of record in Book 4765, Pages 36 thru 38, in said Register's Office, to which reference is hereby made. Garage number 1-1-G is a limited common element for the exclusive use of the occupant of said unit.

Being the same property conveyed to Myra K. Huffman and Monica J. Huffman, as joint tenants with rights of survivorship, by deed from Robert R. Lemieux and wife, Eva Christine Lemieux, of record in Book 5122, Page 176, Register's Office for Davidson County, Tennessee.

This is improved property known as Unit 1, Building 1, Raintree Village Condominium, 4810 Old Hickory Boulevard, Hermitage, Tennessee 37076.

TO HAVE AND TO HOLD said property, together with all improvements, appurtenances, estate, title and interest belonging to the said JOSEPH A. GROSS, his heirs and assigns, in fee simple, forever.

WE COVENANT that we are lawfully seized and possessed of the within conveyed property, that we have a good and lawful right to sell, transfer and convey same, that same is free, clear and otherwise unencumbered, and we will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to the following, to-wit:

1. All terms and provisions of a Declaration of covenants and restrictions dated August 28, 1973, of record in Book 4743, Page 258, Register's Office of Davidson County, Tennessee.

2. All terms and provisions of the Master Deed and By-Laws for Raintree Village, a condominium, of record in Book 4753, Page 140, Register's Office of Davidson County, Tennessee.

3. All terms and provisions of the Charter of Hermitage Woods Community Services Association of record in Corporate Book Volume 0-29, Page 5443, in the office of the Secretary of the State of Tennessee, and in Book 4753, Page 101, Register's Office of Davidson County, Tennessee, and the By-Laws and Rules and Regulation of said corporation.

4. All easements and restrictions as set forth in the plan of record for Hermitage Woods Condominium Apartments, Phase II and II-A, of record in Book 4675, Pages 36-38, in the Register's Office of Davidson County, Tennessee.

5. The herein grantee by acceptance of this deed hereby joins in and accepts, and agrees to be bound to the foregoing instruments creating Raintree Village Condominium, and the Hermitage Woods Community Services Association. Said grantee further agrees hereby to pay all assessments whether special or general which are levied by Raintree Village, a condominium or by the Hermitage Woods Community Services Association or their successors or assigns.

IN WITNESS WHEREOF, the parties have executed this instrument on the 29TH day of May, 1979.

GRANTORS:

Myra K. Huffman
MYRA K. HUFFMAN

Monica J. Huffman
MONICA J. HUFFMAN

GRANTEE:

JOSEPH A. GROSS

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named bargainors, MYRA K. HUFFMAN and MONICA J. HUFFMAN, with whom I am personally acquainted, and who acknowledged the execution of the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal on this the 29th day of May, 1979.

NOTARY PUBLIC

My Commission Expires: My Commission Expires Aug 2, 1980

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named bargainor, JOSEPH A. GROSS, with whom I am personally acquainted, and who acknowledged the execution of the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal on this the 29th day of May, 1979.

NOTARY PUBLIC

My Commission Expires: My Commission Expires Aug 2, 1980

F.3.1.8.2.5

IDENTIF. REFERENCE

MAY 30 3 07 PM '79

ELIZ. WILSON REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $38,900.00.

AFFIANT

Sworn to and subscribed before me, this the 29th day of May, 1979.

NOTARY PUBLIC

My Commission Expires:

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

BOOK 5442 PAGE 540

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
			38900.00- CO	
			101.14 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	107.64-
5969A	05/30/79		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 3. 1. 8 2 5

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IDENTIF. REFERENCE

MAY 30 3 07 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 687005