This instrument prepared by:
Don L. Smith, Atty.
7th Floor, Home Federal Tower
Nashville, TN 37219

WARRANTY DEED

BOOK 5457 PAGE 496

2936 ... 06/28 303.50 - CHECK

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Thos. E. Graves	same	
6020 Sedberry Rd. (STREET ADDRESS OR ROUTE NUMBER)	same (NAME)	116-13A-5
Nashville Tenn 37205 (CITY) (P. O. ZONE) (STATE)	same (STREET ADDRESS) (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ----------
---------- *Dollars,*

and other good and valuable considerations

Robert A. Flesher and wife, Sue R. Flesher

have this day bargained and sold, and do hereby transfer and convey unto the said Thomas E. Graves,

his *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Being Building Site No. 37-A as shown on the Plat of Sedberry Place of record in Plat Book 5050, page 81, which is a condominium plat of Lot 37 and Lot 38, of Harding Park, Section II, and recorded in Plat Book 4860, page 103, Register's Office for said County, to which plat reference is made for a more complete description. Said plat of Sedberry Place does not specifically refer to "Sedberry Place", but the plat which is of record in Plat Book 5050, page 81, in said Register's Office is also to be known as a plat of "Sedberry Place", a condominium.

Being the same property conveyed to Robert A. Flesher and wife, Sue R. Flesher by deed from Ted Welch, Trustee of record in Book 5192, page 442, Register's Office for Davidson County, Tennessee.
This conveyance includes all interest that the Grantors have in the common areas and the Appurtenant Interest as defined in the By-Laws.

The recorded plan shows an Owner's Certificate, and the following note: No portion of any building that is used as living quarters shall be constructed having its finished floor elevation less than four (4) feet above the maximum flood of record or calculated basements not used for living *

STATE OF TENNESSEE
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 115,000.00

Subscribed and sworn to before me, this the 27th day of June, 19 79

Affiant

My commission expires My Commission Expires Sept 8, 1979 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 6020 Sedberry Road, Nashville, Tenn. 37205
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

Thomas E. Graves,

his *(successors),*

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 that the same is unencumbered,* except for 1978 taxes which have been pro rated and assumed by grantee as otherwise noted herein.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Thomas E. Graves,

his

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand S this 26th day of June, 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.*

Robert A. Flesher

Sue R. Flesher

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, C. M. McCluskey, a Notary Public in and for said County and State, Robert A. Flesher and wife Sue R. Flesher

the within named 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 Nashville, Tennessee, this 26th day of June, 19 79.

C. M. McCluskey
Notary Public

Commission expires July 12, 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 _____

* purposes, carports or garages may be constructed having the finished floor elevation at or above tha maximum flood of record or calculated, the first principal floor elevation of all other buildings shall be established at or above the elevation of the maximum flood or record or calculated finish floor elevation is _____ or higher.

(c) The premises herein insured is a condominium apartment, established pursuant to the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 64-2701 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof, Rules and Regulations; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereon; and also including without limitations all condition. covenants, restrictions, options, burdens assessments and other undertaking contained in the Master Deed Establishing a Horizontal Property Regime of Sedberry Place Homeowners Association, Inc., of record in Book 5095, page 181, which are made applicable by instrument of record in Book 5173, page 527, said Register's Office.

WARRANTY DEED

FROM

TO

F-37311

IDENTIFICATION REFERENCE

JUN 28 2 52 PM '79

FELIX Z. HUDSON III REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

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

BOOK 5457 PAGE 498

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
			115000.00- CO	
			299.00 CO TX	
			.50 PRFEE	
			4.00 WDEED	
			CHECK 303.50-	
2936A	06/28/79		BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 37311

IDENTIF. REFERENCE

JUN 28 2 52 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 693766