This instrument was prepared by: Harris A. Gilbert, Atty.
7th Floor Third National Bank Building Nashville, Tennessee 37219

WARRANTY DEED

LOAN # S11941 1

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lloyd H. Griffin, et ux. (NAME:)	FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION (NAME) OF NASHVILLE	64-12-A Par 108 Ac
108 Saddletree Drive (STREET ADDRESS OR ROUTE NUMBER)	701 UNION STREET (STREET ADDRESS OR ROUTE NUMBER)	
Hermitage, Tennessee 37076 (CITY) (P. O. ZONE) (STATE)	NASHVILLE, TENNESSEE 37219 (CITY) (ZONE) (STATE)	BOOK 5474 PAGE 198

For and in Consideration of the sum of Fifty-One Thousand, Five Hundred ($51,500.00) ---------- *DOLLARS*

paid by Lloyd H. Griffin and wife Gail W. Griffin, receipt and sufficiency of which is hereby acknowledged, HARRIS A. GILBERT, Trustee, and NORMAN W. GINSBERG, Trustee,

We *have bargained and sold, and by these presents do transfer and convey unto the said* Lloyd H. Griffin and wife Gail W. Griffin, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being a certain building identified as property map No. 108 as shown on the plan of Fox Run Section One (A Condominium), of record in Book No. 5200, Page 89, in said Register's Office and being a part of Tract No. 1 of the property conveyed to Harris A. Gilbert, Trustee, and Norman W. Ginsberg, Trustee, by deed from Kyle R. Weems, being of record in Book 5171, Page 915, R.O.D.C.

DOROTHY C. BR... NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 51,500.00

Subscribed and sworn to before me, this the 25th day of July, 19 79

Norman W. Ginsberg, Tr. Affiant

My commission expires: 1/18/82 (Affix Seal)

Dorothy C. Brooks Notary Public

This instrument was prepared by: Harris A. Gilbert.

Conveyance of such property is made expressly subject to the following: (1) The plan of record in Book 5200, Page 89, said Register's Office, shows an owner's certificate, and certain easements; (2) Terms, conditions, provisions, covenants, easements and rights established by and contained in the Master Deed Establishing a Horizontal Property Regime of Fox Run, Section I, of record in Book 4956, Page 582, said Register's Office, and the By-Laws of the Fox Run Condominium Association of record in Book 4956, Page 590, Register's Office for Davidson County, Tennessee; (3) By instrument dated December 3, 1970, recorded in Book 4465, Page 102, Register's Office for Davidson County, Tennessee, said property is restricted against use as a cemetary or for cemetary related purposes for a period of 25 years from date; (4) A portion of the premises has been platted of record in Plat Book 4860, Page 52, said Register's Office, showing Fox Run Condominium, Section I, and that portion of the premises is subject to all matters shown on said plat; (5) taxes for the current year which have been prorated and the payment of which has been assumed by the grantee.

unimproved ( )
This is improved XX property, known as 108 Saddletree Drive, Hermitage, Tennessee 37076
(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 Lloyd H. Griffin and wife Gail W. Griffin, their *heirs and assigns, forever.*

And we *do covenant with the said* Lloyd H. Griffin and wife Gail W. Griffin, *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.* (see above restrictions)

And we *do further covenant and bind* our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Lloyd H. Griffin and wife Gail W. Griffin, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 25th *day of* July, *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.*

Harris A. Gilbert, Trustee

HARRIS A. GILBERT, Trustee

Norman W. Ginsberg, Tr.

NORMAN W. GINSBERG, Trustee

BOOK 5474 PAGE 200

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Dorothy C. Brooks, *a Notary Public in and for said County and State,* Norman W. Ginsberg, Trustee and Harris A. Gilbert, Trustee, *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* 25th *day of* July, *19* 79

Dorothy C. Brooks *Notary Public*

Commission expires 1/18/82

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 .....

F. A. 3. 2. 4. 9

IDENTIF. REFERENCE

JUL 31 2 50 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

TO

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

511041

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

BOOK 5474 PAGE 201

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
			51500.00- CO	
			133.90 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK 143.40-	
0470A07/31/79			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 4 3 2 4 9

IDENTIF. REFERENCE

JUL 31 2 50 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 701084