1341 08/03 249.60- CHECK

BOOK 5476 PAGE 406 Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

93,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JULY, 19 79

Notary Public

MY COMMISSION EXPIRES: My Commission Expires August 15, 1979

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
THOMPSON & CRAWFORD, ATTORNEYS, 15th FLOOR, 1st AMERICAN BLDG., NASHVILLE, TN 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John F. Sawyer (NAME)	First Federal Savings & Loan (NAME)	131-3-C
4400 Belmont Park Terr. Unit 204 (STREET ADDRESS OR ROUTE NUMBER)	236 Fourth Avenue, North (STREET ADDRESS)	204
Nashville, TN 37215 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	15DA-39590

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, Dave C. Anderson, Jr. and wife Marguerite Anderson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John F. Sawyer and wife Patricia F. Sawyer

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:

A certain condominium apartment located in Davidson County, Tennessee being Unit No. 204 on the Plan of Arden Place, Section VII, of record in Book 4955, page 90, Register's Office for said County, reference to which plan is hereby made for a more complete and accurate description, together with one membership in Arden Place Home Owner's Association, Inc., and all obligations and privileges thereunto belonging or in anywise appurtaining to said membership.

Being the same property conveyed to Dave C. Anderson, Jr. and wife, Marguerite Anderson by deed from Janis Neal Roberson, a single woman, of record in Book 5429, page 1, Register's Office for Davidson County, Tennessee.

This conveyance, however, is subject to a certain Deed of Trust, recorded in Book 5429, page 4, Register's Office of Davidson County, Tennessee, securing a promissory note dated April 27, 1979, payable to the order of First Federal Savings & Loan of Nashville, with a present unpaid principal balance of approximately $49,954.37, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan, if any, is hereby transferred to the Grantees herein. This convevance is further subject to any and all easements, restrictions and rights of way of record.

1979 Taxes prorated and assumed.

...CONTINUED

This is ( ) unimproved ( ) improved (XX) property, known as 4400 Belmont Park Terr. Unit 204 Nashville, TN 37215
(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 our hand s this 31ST day of JULY, 19 79

Dave C. Anderson, Jr.

Dave C. Anderson, Jr.

Marguerite Anderson

Marguerite Anderson

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dave C. Anderson, Jr. and wife Marguerite Anderson

the 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 31ST day of JULY A.D. 79

Commission expires 1-18-82

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 (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) 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
Dave C. Anderson, Jr.

TO
John F. Sawyer

F. 4.4.0.0.8

IDENTIF. REFERENCE

AUG 3 11 43 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

File Box 11

THOMPSON & CRAWFORD
ATTORNEYS AT LAW
15th FLOOR, FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238

...CONTINUATION

THIS conveyance is made and accepted by the Grantees herein subject to the Declaration of Covenants, Conditions and Restrictions of record in Book 4754, page 455, said Register's Office, and by Supplemental Declaration of Covenants, Conditions and Restrictions of record in Book 4819, page 564; Book 4916, page 277; Book 5019, page 942; Book 5091, page 66; Book 5129, page 120; Bock 5163, page 384; Book 5231, page 375; and Book 5351, page 592, said Register's Office; and to Plan of record in Book 4955, page 90, said Register's Office.

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
			93500.00- CO	
			243.10 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 249.60-	
1341	A08/03/79		BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F.44006

IDENTIF. REFERENCE

AUG 3 11 43 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 701928