#511972-5

FORM NO. WD-1

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $28,900.00

Thomas J. Duffy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF August, 1979.

Notary Public

MY COMMISSION EXPIRES: Oct. 18th 1981
(AFFIX SEAL)

This Instrument Was Prepared By
DENNEY, LACKEY & CHERNAU
218 Third Avenue North
Nashville, Tennessee 37201

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas J. Duffy unmarried (NAME)	Fidelity Federal Savings & Loan Assn. (NAME)	117-3-B
2601 Hillsboro Rd. C-14 (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Pm 45 Tc
Nashville Tn. 37212 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	

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, ANDREWS PROPERTIES, INC., AND CHEROKEE PROPERTIES, INC.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas J. Duffy, unmarried

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 in Davidson County, Tennessee, being Unit No. C-14 , Parcel No. 45 , of the Villager Condominiums, as of record in Book 5200, page 154, said Register's Office, to which reference is hereby made for a more complete and accurate description of said unit.

Being part of the same property conveyed to Andrews Properties, Inc. and Cherokee Properties, Inc., by deed from Villager Associates, Inc. as of record in Book 5433, page 815, Register's Office for Davidson County, Tennessee.

This conveyance is made subject 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; 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 building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed Establishing a Horizonta Property Regime of the Villager Condominiums, as of record in Book 5434, page 665, said Register's Office, and the By-Laws, of record in Book 5434, page 708, said Register's Office.

This is unimproved ( ) improved (X) property, known as 2601 Hillsboro Rd. (House Number) (Street) Nashville Tn. (P. O. Address) (City or Town) 37212 (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 its hand s this 10th day of August, 1979

ANDREWS PROPERTIES, INC.
BY: Susan A. Andrews
Vice-President

CHEROKEE PROPERTIES, INC.
BY: Susan A. Andrews

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STATE OF TENNESSEE
Davidson County

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 _____, Tennessee, this _____ day of _____, 19__.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, Linda S. Sylvis, State and County aforesaid, personally appeared Susan A. Andrews, a Notary Public within and for the State and County aforesaid, personally appeared Susan A. Andrews, with whom I am personally acquainted and who upon (his oath) (himself) acknowledged (~~himself~~) to be the ~~Vice President~~ and authorized agent respectively of the Andrews Properties, Inc., and Cherokee Properties, Inc. the within named bargainor, a ~~Corporation~~, and that (he) (they) as such Vice President Authorized Agent being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Susan Andrews and attesting the same by the said Susan Andrews as such Vice President.

Witness my hand and official seal at office at Nashville, Tennessee on this the 10th day of August, 19 79.

My commission expires Oct. 18th 1981

Linda S. Sylvis
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

FROM

ANDREWS PROPERTIES, INC. AND CHEROKEE PROPERTIES, INC.

TO

Thomas J. Duffy, unmarried

F 46684

IDENTIF. REFERENCE

Aug 16 2 59 PM '79

FELIX Z. ROBINSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

09/13 31.64 - CHECK

4852

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
			28900.00- CO	
			75.14 CO TX	
			.50 PREP	
			6.00 WDED	
			CHECK	81.64-
4860A08/16/79			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F-466844

IDENTIF. REFERENCE

AUG 16 2 59 PM '79

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 705351