This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

WARRANTY DEED

BOOK 5516 PAGE 956

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Gwendolyn C. Saunders and Wesley R. Howe	Fidelity Federal Savings and Loan Assn.	103-16-B-107
Unit 912, Windsor Tower (NAME) 4215 Harding Road	401 Union Street (NAME)	
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee 37205 (CITY) (STATE) (ZIP)	(STREET ADDRESS) Nashville, Tennessee (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100---------- ($10.00)---------- *Dollars,* cash in hand paid by Gwendolyn C. Saunders and Wesley R. Howe and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, and for a further consideration the said Gwendolyn C. Saunders and Wesley R. Howe have assumed and agree to pay the unpaid balance of an original indebtedness in the amount of $54,900.00, secured by deed of trust of record in Book 5332, page 797, Register's Office for Davidson County, Tennessee,

We, John C. Phillips and wife, Joanna G. Phillips

have this day bargained and sold, and do hereby transfer and convey unto the said Gwendolyn C. Saunders and Wesley R. Howe *the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, State of Tennessee, described as follows, to-wit: Being Unit No. 912 as shown on the Plat of Windsor Tower Condominium Apartments of record in Book 5200, page 71, Register's Office for said County, together with an undivided .503% interest in the common elements of 4215 Harding Road Homeowners' Association, as described in Book 5313, page 338, et seq., said Register's Office.

This conveyance is subject to terms, provisions, covenants, conditions, easements and rights established by and contained in the Master Deed of 4215 Harding Road Homeowners' Association, filed July 19, 1978, and recorded in Book 5313, page 338, said Register's Office, including the plat recorded in Book 5200, page 71, said Register's Office, and the By-Laws of said Association recorded in Book 5313, page 338, said Register's Office; and 20-foot permanent sanitary sewer and drainage easement and an additional 15-foot temporary construction easement granted to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 3956, page 943, said Register's Office as described therein and being parallel to the westerly line of said property and running to the southeasterly margin of the Memphis-Bristol Highway.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 64,130.00

Subscribed and sworn to before me, this the 17 day of OCT 19 79

Affiant

My commission expires: 4-19-82 (Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as Unit 912, Windsor Tower, 4215 Harding Road, Nashville, Tennessee 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 thereto belonging, to the said Grantees their (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 1979 taxes which are prorated and assumed by the purchasers.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hands this 17th *day of* October *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.*

John C. Phillips

Joanna G. Phillips

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, NANCY C KORN, *a Notary Public in and for said County and State,* John C. Phillips and wife, Joanna G. Phillips

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 17 *day of* Oct, *19* 79

Notary Public

Commission expires 4-18-82

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 .....

WARRANTY DEED

FROM
John C. Phillips and wife,
Joanna G. Phillips

TO

Gwendolyn C. Saunders and
Wesley R. Howe

PLEASE RETURN TO

G-237373

F.58698

IDENTIF. REFERENCE

OCT 19 3 55 PM '79

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

9130 10/19 173.16- CHECK

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

Phone 255-4631
NASHVILLE, TENNESSEE 37238

Chicago Title Insurance Company
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5516 PAGE 958

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MC - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

64130.00- MO
166.65 CO TX
.50 PRFEE
6.00 WDEED
CHECK 173.15-
9930810/19/79 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 58698

IDENTIFICATION

OCT 19 3 55 PM '79

FELIX Z. WILSON
CLK. & MSTR.
DAVIDSON CO., TENN.

No. 719991