Loan #512175-1

BOOK 5537 PAGE 970

FORM NO. WD-1

8983

F55940

IDENTIF. REFERENCE

Nov 30 2 46 PM '79

REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

John Chandler Romersa
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF November 1979.

Notary Public

MY COMMISSION EXPIRES: [illegible]
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE

This Instrument Was Prepared By
DENNEY, LACKEY & CHERNAU
216 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 |
|---|---|---|
| John Chandler Romersa et al (NAME) | Fidelity Federal Savings & Loan Assn. (NAME) | 104-11-A Par 77 Is |
| 2134 Fairfax Aeve. E-13 (STREET ADDRESS OR ROUTE NUMBER) | 401 Union Street (STREET ADDRESS) | |
| Nashville, Tennessee 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 John Chandler Romersa, Unmarried and Henry John Romersa, 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. E-13 , Parcel No. 77 , of The Villager West Condominiums, as of record in Book 5210, page 174, 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 Cherokee Equity Corporation, Nelson C. Andrews, Susan A. Andrews, Clarence Sutherland and Susan C. Sutherland, as of record in Book 5437, page 658, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all 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 Horizontal Property Regime of The Villager West Condominiums, as of record in Book 5452, page 419, said Register's Office.

unimproved ( )
This is improved (X) property, known as 2134 Fairfax Avenue E-13 Nashville, Tennessee 37212
(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 its hand this 27th day of November, 19 79

ANDREWS PROPERTIES, INC. by: William Mrs C.W.
Authorized Agent

CHEROKEE PROPERTIES, INC. by: William Mrs C.W.
President

STATE OF TENNESSEE
Davidson County

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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, Jan E. Williams, a Notary Public within and for the State and County aforesaid, personally appeared William Moss Wilson and _____ with whom I am personally acquainted and who upon (his oath) (~~their several oaths~~) acknowledged (himself) (~~themselves~~) to be the Authorized Agent & President and _____ respectively of the Andrews Properties, Inc., and Cherokee Properties, Inc. the within named bargainor, a corporation, and that (he) (~~they~~) as such Authorized Agent & President 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 William Moss Wilson as such Authorized Agent & President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville, Tennessee on this the 14th day of November, 19 79.

My commission expires _____

_____
Notary Public

JAN E. WILLIAMS NOTARY PUBLIC DAVIDSON COUNTY, TENN. LARGE

WARRANTY DEED

FROM

Andrews Properties, Inc., and

Cherokee Properties, Inc.

TO

John Chandler Romersa/and Unmarried

Henry John Romersa, Unmarried

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

**OFFICIAL RECEIPT**

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

[illegible] PAGE 972

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - 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 |
|---|---|---|---|---|
| | | | | |

[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F65940

IDENTIF. REFERENCE

Nov 30 2 46 PM '79

[illegible]

No. 728770