This instrument prepared by Harris A. Gilbert, 18th Floor, Third National Bank Building, Nashville, Tennessee 37219

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

#512206-1

WARRANTY DEED

BOOK 5565 PAGE 285

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Robert O. Johnson, Unmarried (NAME)	Fidelity Federal S & L Assn. (NAME)	64-12A
946 Old Fountain Court (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	946 pc.
Hermitage, TN 37076 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37219 (CITY) (ZONE) (STATE)	4D89682

FOR AND IN CONSIDERATION of the sum of Fifty Thousand, Two Hundred ----------($50,200.00)---------- *Dollars,*

paid by Robert O. Johnson, unmarried person, receipt and sufficiency of which is hereby acknowledged,

We, Harris A. Gilbert, Trustee, and Norman W. Ginsberg, Trustee,

have this day bargained and sold, and do hereby transfer and convey unto the said

Robert O. Johnson, his

(successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

A certain condominium apartment in Davdison County, Tennessee, being Unit No. 946 , of Fox Run Condominiums, Section 2, as of record in Book 5200, page 148, Register's Office for said County, to which reference is hereby made for a more complete and accurate description of said unit.

BEING property conveyed to Harris A. Gilbert, Trustee, and Norman W. Ginsberg, Trustee, with either of them having the full power to convey, dispose, mortgage, sell or transfer said property, without the joinder of any beneficiary, by deed from Kyle R. Weems, Trustee, of Hamilton Mortgage Corporation, as of record in Book 5171, page 195, and Book 5171, page 197, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $50,200.00

Subscribed and sworn to before me, this the 29 day of January 1980

My commission expires: 8/7/80 (Affix Seal)

Affiant

Notary Public

This is unimproved ( ) improved (X) property, known as 946 Old Fountain Court, Hermitage, TN 37076 (House Number) (Street) P. O. Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

Robert O. Johnson, his

(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.* SEE RESTRICTIONS ON REVERSE.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Robert O. Johnson, his

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* s *this* 29th *day of* January, 1980, *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, Trustee

NORMAN W. GINSBERG, Trustee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned *, a Notary Public in and for said County and State,* Harris A. Gilbert, Trustee, and Norman W. Ginsberg, 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* 29th *day of* January, *19*80

Lloyd H. Griffin *Notary Public*

Commission expires 8/4/80

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 .....

Conveyance of such property is made expressly subject to the following: (1) The Plan of record in Book 5200, page 148, said Register's Office, shows an Owner's Certificate, and certain easements and setback lines; (2) The premises herein is a condominium apartment established pursuant 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, as amended, 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, liens, assessments and other undertakings contained in the Master Deed as of record in Book 5535, page 713, Register's Office for Davidson County, Tennessee; (3) Taxes for the current year which have been prorated and the payment of which has been assumed by the grantee.

$50,200.00 512206-1

WARRANTY DEED

FROM
Fox Run Company

TO
Robert O. Johnson

F 76086

IDENTIF. REFERENCE

FEB 11 3 40 PM '80

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
NASHVILLE, TENNESSEE 37238
Phone 255-4631

CHECK -20- 11/2

8812

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

BOOK 5565 PAGE 287

RECEIVED OF _____

FOR _____

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
			50200.00- CO	
			130.52 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 137.02-	
2105A02/11/80			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F76086

IDENTIF. REFERENCE

FEB 11 3 40 PM '80

REGISTER
DAV. CO., NASHVILLE, TENN.

No. 741526