Prepared by: WILLIAM D. CASTLEMAN, ATTORNEY
219 Second Avenue, North
Nashville, Tennessee 37201
Telephone - 255-0311

File Box #9

WARRANTY DEED

BOOK 5574 PAGE 986

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dixie L. Keith (NAME:)	Central Tennessee Inv. Co. (NAME:)	Map 43-13-A
Apt. 5-15, Forrest Pk. Rd. (STREET ADDRESS OR ROUTE NUMBER)	2519 Lebanon Road (STREET ADDRESS)	Par. 63
Madison, Tenn. 37115 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37214 (CITY) (ZONE) (STATE)	11D-65162

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantee, DIXIE L. KEITH, and other good and valuable considerations, receipt of which is hereby acknowledged, including the assumption and agreement to pay the existing indebtedness in the amount of $29,734.09, evidenced by two (2) deeds of trust of record in Book 5389, Page 231, and Book 5389, Page 234, both of the Register's Office for Davidson County, Tennessee, to which reference is made for complete terms and conditions;

I, J. H. BAKER, TRUSTEE, have this day bargained and sold, and do hereby transfer and convey unto the said DIXIE L. KEITH, her heirs and assigns, certain real estate in Davidson County, Tennessee, described as follows:

> Apartment Unit Number 5-15, of ROBIN HOOD CONDOMINIUM, created under Title 64, Section 2701, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed which was executed by Central Tennessee Investment Company, Inc., of record in Book 5388, Page 524,Register's Office for Davidson County, Tennessee, reference being made to said Master Deed, Exhibit "A", for the source of title to the said grantor, and to Exhibit "A-1" thereto for a specific identification and description of the apartment herein conveyed, and as shown on the plat of Robin Hood Condominium Apartments, of record in Book 5200, Page 124, Register's Office for said County, to which reference is hereby made.
>
> Being the same property conveyed to J. H. Baker, Trustee, with full power to mortgage, sell, transfer and convey without the joinder of any beneficiary or any other person, by deed from Central Tennessee Investment Co., Inc., of record in Book 5389, Page 229, Register's Office for Davidson County, Tennessee.

This property is improved, and known as Apartment No. 5-15, Robin Hood Condominiums, 323 Forrest Park Road, Madison, Tennessee 37115.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said DIXIE L. KEITH, her heirs and assigns, forever.

Grantor covenants that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for the two (2) deeds of trust herein-

before set forth, and the following:

1. Taxes for the year 1980 which have been prorated as of the date of this deed between the Grantor and Grantee.

2. All terms and provisions of the Master Deed of record in Book 5388, Page 524, Register's Office for Davidson County, Tennessee.

3. All terms and provisions of the Charter of Robin Hood Condominium Association, Inc., of record in Corporation Book Volume 47, Page 1566, in the Office of the Secretary of the State of Tennessee, and in Book 5383, Page 314, Register's Office for Davidson County, Tennessee, and the By-Laws and rules and regulations of said corporation.

4. The plat of Robin Hood Condominium Apartments, of record in Book 5200, Page 124, Register's Office for Davidson County, Tennessee.

5. Sanitary sewers and/or storm drainage easement of record in Book 3436, Page 486, Register's Office for Davidson County, Tennessee.

Grantor, J. H. BAKER, TRUSTEE, further covenants and binds himself, his heirs and assigns, to warrant and forever defend the title to the said real estate to the said DIXIE L. KEITH, her heirs and assigns, against the lawful claims of all persons.

Grantee, DIXIE L. KEITH, by acceptance of this deed hereby joins in and accepts, and agrees to be bound to the foregoing instruments creating Robin Hood Condominium and Robin Hood Condominium Association, Inc. Grantee further agrees hereby to pay all assessments, whether special or general, which are levied in connection with Robin Hood Condominium.

IN WITNESS WHEREOF, I have hereunto set my hand at Nashville, Tennessee, this the 29th day of February, 1980.

J. H. Baker, Trustee
J. H. BAKER, TRUSTEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, J. H. BAKER, TRUSTEE, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal of office at Nashville, Tennessee, this the 29th day of February, 1980.

Notary Public

My commission expires 7-15-82.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The consideration or value, whichever is greater, for this transfer is $33,700.00.

Affiant

Subscribed and sworn to before me, this the 29th day of February, 1980.

Notary Public

My commission expires: 1-31-81.

F-79397

IDENTIF. REFERENCE

MAR 5 11 41 AM '80

FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5574 PAGE 989

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
			33700.00- CO	
			87.62 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	97.12-
6330A	03/05/80		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 79397

IDENTIF. REFERENCE

MAR 5 11 43 AM '80

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

No. 745513