File Box 43

"THIS INSTRUMENT PREPARED BY ROBERT P. THOMAS, ATTORNEY, 21st FLOOR - EAST AMERICAN CENTER, NASHVILLE, TENNESSEE 37238"

7252 03/11 555.50- CHECK

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
William M. Dinker and Evelyn M. Dinker	Commerce Union Bank P.O. Box 2546 Nashville, TN 37219	117-1-E Par. 3 7DA 4833

WARRANTY DEED

BOOK 5577 PAGE 135

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ($10.00) Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Fox Builders, Inc. (the "Grantor"), has this day bargained and sold, and by these presents does transfer and convey unto the said William M. Dinker and wife, Evelyn M. Dinker (the "Grantees"), their heirs and assigns, a certain condominium unit in Davidson County, Tennessee, described as follows:

> A certain condominium apartment in Davidson County, Tennessee, being Lot No. 2 of Hanover Square Condominiums, as of record in Book 5200, page 39, as revised in Book 5200, page 76, and Book 5210, page 255, and by Master Deed of record in Book 5380, page 164, as amended by instrument of record in Book 5565, page 948, Register's Office for said County, to which reference is hereby made for a more complete description.
>
> Being part of the same property conveyed to Fox Builders, Inc. by deed from Thomas L. Cummings, Jr. and wife, Ann J. Cummings, as of record in Book 5271, page 271, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as Unit No. 2, Hanover Square Condominiums, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate with all the appurtenances, estate, title and interest thereto belonging to said Grantees, their heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said condominium unit in fee simple, that it has a good right to convey it, and that the same is unencumbered, except as follows:

(1) 1980 real property taxes, which have been prorated and assumed by the Grantees.

(2) All provisions, covenants and restrictions contained in the Master Deed establishing the horizontal property regime of Hanover Square Condominiums and the By-Laws of the Association of Owners thereof, attached to said Master Deed

as Exhibit "C", of record in Book 5380, page 164, Register's Office for Davidson County, Tennessee; all matters shown on the plats of record in Book 5200, page 39, Book 5200, page 76 and Book 5210, pages 146, 172 and 255, said Register's Office; and all other easements, restrictions and setback lines of record.

Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

Grantees by acceptance of this Warranty Deed hereby join in and accept and agree to be bound by the Master Deed establishing the horizontal property regime of Hanover Square Condominiums, and the By-Laws of the Association of Owners thereof.

IN WITNESS WHEREOF, the parties have executed this Warranty Deed on this 7th day of March, 1980.

F 8 0 1 1 2 0

IDENTIF. REFERENCE

MAR 11 10 10 AM

REGISTER
DAVIDSON COUNTY, TENN.

GRANTOR:

FOX BUILDERS, INC.

BY: Carl Fox

GRANTEES:

William M. Dinker
WILLIAM M. DINKER

Evelyn M. Dinker
EVELYN M. DINKER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater for this transfer is $210,000.00.

William M. Dinker
AFFIANT

Subscribed and sworn to before me this 7th day of March, 1980.

Donna M. Gregory
NOTARY PUBLIC

My Commission Expires: 10-18-81

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared CECIL FOX, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be President of FOX BUILDERS, INC., the within named bargainor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

WITNESS my hand and seal, at office, in Nashville, Tennessee, this 7th day of March, 1980.

Donna M. Gregory
NOTARY PUBLIC

My Commission Expires: 10-18-81

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named WILLIAM M. DINKER and wife, EVELYN M. DINKER, the bargainors, 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 7th day of March, 1980.

Donna M. Gregory
NOTARY PUBLIC

My Commission Expires: 10-18-81

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5577 PAGE 138

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

210000.00- CO
546.00 CO TX
.50 PRFEE
9.00 WDEED
CHECK 555.50-
7252A03/11/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F80112

IDENTIFICATION REFERENCE

MAR 11 10 10 AM '80

REGISTER

No. 746398