This instrument prepared by: Thomas M. Black, Attorney, 225 Madison Street, Madison, TN 37115

BOOK 5599 PAGE 238

WARRANTY DEED

This Instrument Prepared Based Upon Information Furnished By Parties

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LOIS M. PHELPS	Fidelity Federal Savings & Loan	Map 42-11
(NAME:) P.O. Box 669	(NAME:) P. O. Box 2588	Parcel 36
(STREET ADDRESS OR ROUTE NUMBER) Madison, Tn 37115 (CITY) (P. O. ZONE) (STATE)	(STREET ADDRESS) Nashville, TN 37219 (CITY) (ZONE) (STATE)	

5-7

For and in Consideration of the sum of ---------TEN AND 00/100---------

----------($10.00)---------- *DOLLARS*

113.50 Check

cash in hand paid, and other good and valuable considerations, receipt of which is hereby acknowledged, including the Grantee assuming a certain unpaid indebtedness of record in Book 4791, page 498, Register's Office for Davidson County, Tennessee, which Grantee promises to pay and agrees to hold Grantors harmless from same,

DENNIS A. HUTTON AND WIFE, CAROL L. HUTTON, hereinafter referred to as Grantors,

have bargained and sold, and by these presents do transfer and convey unto the said LOIS M. PHELPS, hereinafter referred to as Grantee, her *heirs and assigns, a certain tract or parcel of land in* Davidson *County, State of Tennessee, described as follows, to-wit:*

A part of Heritage Village Condominium tract as shown per Plat of record in Plat Book 4675, page 46, of the Register's Office of Davidson County, Tennessee; the part hereby conveyed being:
Unit No. 1036 on the said section plat together with the carport designated number 1036, a family unit type No. C, as shown in and described by the Master Deed Establishing Horizontal Property Regime with Respect to Heritage Village Condominium, including the Plan and the Administrative By-Laws thereunto attached and exhibited, recorded in Book 4758, page 179, of the Register's Office for Davidson County, Tennessee.

Together with each and all of the rights, privileges, and appurtenances thereunto belonging as set forth in the said Master Deed, Plan, and Administrative By-Laws, including without limitation such unit's undivided percentage interest in the land and general common elements;

This conveyance is subject, however, to all of the provisions, conditions, restrictions, options, burdens and undertaking contained in the Master Deed, the Plan and Administrative By-Laws thereunto attached and to the rules and regulations, all of which the Grantee does assume and agree to observe and perform, including, but not limited to the payment of assessments.

This conveyance if further subject to 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 "(cont'd)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $40,000.00

Subscribed and sworn to before me, this the 2nd day of May 19 80

Affiant

My commission expires: 3/15/81 (Affix Seal)

Notary Public

provisions and requirements 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 thereof.

Being the same property conveyed to Dennis A. Hutton and wife, Carol L. Hutton, by deed from William H. Dorris, et ux, of record in Book 5524, page 790, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved ( ) property, known as ..... (House Number) ..... (Street) ..... P. O. Address: ..... (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her *heirs and assigns, forever.*

And we *do covenant with the said* Grantee *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.,* except for 1980 taxes which are assumed by Grantee; and that which may appear of record.

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* Grantee, her *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand*s *this* 2d *day of* May, *19*80, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Dennis A. Hutton

Carol L. Hutton

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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* DENNIS A. HUTTON AND WIFE, CAROL L. HUTTON

*the 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 Madison, *Tennessee, this* 2nd *day of* May, *19* 80.

Carolyn J. Waddey, *Notary Public.*

Commission Expires 3/15/81

STATE OF
COUNTY OF

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....., *this*..... *day of*....., *19*.....

....., *Notary Public.*

Commission Expires.....

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.....

F 88300

IDENTIF. REFERENCE

MAY 7 9 52 AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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
			40000.00- CO 104.00 CO TX .50 PRFEE 9.00 WDEED CHECK 113.50- 7604A05/07/80 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F88300.

IDENTIFICATION REFERENCE

MAY 7 9 52 AM '80

REGISTER
DAVIDSON COUNTY, TENN.

No. 756350