FILE: PIONEER TITLE

BOOK 5621 PAGE 997

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $52,900.00

William F. Swats, III
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF July 1980

Thomas A. Seitz
Notary Public

MY COMMISSION EXPIRES: 1/22/84

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Perry R. Happell, 217 Second Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William F. Swats, III (NAME)	First Federal Savings & Loan Assoc. (NAME)	131-1-D
5025 Hillsboro Road #11-D (STREET ADDRESS OR ROUTE NUMBER)	Union at 4th Avenue (STREET ADDRESS)	Par 72
Nashville, Tenn. 37215 (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, Mark J. Happell and wife Susan Wilson Happell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William F. Swats, III

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:

BEING Unit No. 72 as shown on the Plat of Georgetown Apartments, a condominium, of record in Book 5200, page 4, Register's Office for Davidson County, Tennessee, together with such Unit's undivided interest in the common elements of 5025 Hillsboro Homeowner's Association, as described in Book 5211, page 325, et seq., said Register's office. Said Unit is also known as Apartment No. 11-D.

BEING the same property conveyed to Mark J. Happell and wife Susan Wilson Happell, by deed from Perry R. Happell, Trustee, of record in Book 5371, page 805, Register's Office for Davidson County, Tennessee.

AS part of the consideration of this transfer, Grantee agrees to be bound by the terms, covenants and restrictions set forth in the Master Deed for 5025 Hillsboro Homeowner's Association, of record in Book 5211, page 325, and its attendant By-Laws of record in Book 5211, page 345, respectively, in said Register's Office.

FURTHER, this conveyance is given subject to:

1. 1980 taxes, which have been prorated and adjusted as of the date hereof.
2. The terms and conditions of the Horizontal Property Act of Tennessee, and the above Master Deed and By-Laws, and rights of occupants, if any.
3. Matters shown on Condominium Plat referred to above, together with easement for sanitary sewers and/or storm drainage improvement which were granted the Metropolitan Government of Nashville and Davidson County, Tennessee, by instrument of record in Book 4308, page 575, Register's Office for said County.

This is unimproved ( ) improved ( ) property, known as 5025 Hillsboro Rd., Apt. 11-D, Nashville, Tennessee 37215
(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 our hand S this 8th day of July, 1980

Mark J. Happell

Susan Wilson Happell

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Mark J. Happell and wife Susan Wilson Happell

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 Nashville, Tennessee, this 8th day of July 19 80

Commission expires January 22, 1984

Thomas J. Scott
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ 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 _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
Mark J. Happell and wife Susan Wilson Happell

TO
William F. Swats, III

F. 96649

FILED PIONEER TITLE

IDENTIF. REFERENCE

Jul 8 2 09 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF ~~BOOK 5621 PAGE 399~~

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
			52900.00- CO	
			137.54 CO TX	
			.50 PRFEE	
			6.00 MDEED	
			CHECK 144.04-	
			8384A07/08/80 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 96649

IDENTIF. REFERENCE

JUL 8 2 10 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 766718