Prepared by: WILLIAM D. CASTLEMAN, ATTORNEY
219 Second Avenue, North
Nashville, Tennessee 37201 Fil

WARRANTY DEED

BOOK 5645 PAGE 605

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
WILLIAM STEVEN DOWNA	FIDELITY FEDERAL SAVINGS & LOAN	Map. 131-11A
(NAME) #E-2, Canterbury Hall Condo.	(NAME) 401 Union Street	Par. 28
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn. 37211	(STREET ADDRESS) Nashville, Tennessee 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and----------00/100 ($10.00)---------- *Dollars,* cash in hand paid by the grantee; WILLIAM STEVEN DOWNA, unmarried, and other good and valuable considerations, receipt of which is hereby acknowledged; including the assumption and agreement to pay the remaining unpaid balance due and owing by virtue of a Deed of Trust executed by James H. Kemp, unmarried, to Fidelity Federal Savings & Loan Association, of record in Book 5506, Page 31, Register's Office for Davidson County, Tennessee; payable as therein specified;

I, JAMES H. KEMP, unmarried,

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

WILLIAM STEVEN DOWNA, unmarried

certain real estate in Davidson County, Tennessee, as follows: *the Grantees herein, their (successors), heirs and assigns,*

Unit No. E-2, of CANTERBURY HALL CONDOMINIUM, a condominium or horizontal property regime established by Master Deed of record in Book 5440, Page 255, Register's Office for Davidson County, Tennessee, as amended by Amendment to Master Deed of record in Book 5441, Page 819, Register's Office for said County, and shown on a Plan of record in Book 5200, Page 159, said Register's Office.

Together with each and all of the rights, privileges and appurtenances thereunto belonging, as set forth in said Master Deed (and By-Laws which are an exhibit thereto), including without limitation such Unit's undivided percentage interest in the land and common elements reflected in said Master Deed and Plan.

Subject, however, to all of the provisions, conditions, restrictions, burdens and undertakings contained in the said Plan, Master Deed and By-Laws, all of which the Grantee does assume and agree to observe and perform, including, but not limited to, the payment of assessments.

Being the same property conveyed to James H. Kemp, unmarried, by deed from Canterbury Hall Associates, a Partnership, et al, of record in Book 5506, Page 28, 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 $ 41,000.00

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

Affiant

My commission expires: 1-31-81

(Affix Seal)

Notary Public

This is unimproved ( ) property, known as Unit #E-2, Canterbury Hall Condo., Nashville, Tenn. 37211
(X)
(House Number) (Street) P.O. Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (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.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hands this 2nd *day of* September, *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.*

James H. Kemp

JAMES H. KEMP, UNMARRIED

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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,* JAMES H. KEMP, UNMARRIED,

*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* 2nd *day of* September, *19*80

Notary Public

Commission expires 1-31-81

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

File Box #9

WARRANTY DEED

FROM

JAMES H. KEMP, UNMARRIED

TO

WILLIAM STEVEN DOWNA, UNMARRIED

305619

IDENTIF. REFERENCE

SEP 2 3 57 PM '80

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

Chicago Title Insurance Company
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

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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

41000.00- CO
106.60 CO TX
.50 PRFEE
6.00 WDEED
CHECK 113.10-
9584A09/02/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

30561.3

T

IDENTIF. REFERENCE

SEP 2 3 57 PM '80

FELIX Z. WILSON JT REGISTER
DAVIDSON COUNTY, TENN.

No. 777542