This instrument prepared by: #114385-1

Robert W. Sturdivant
26th Floor, L & C Tower
Nashville, TN 37219

BOOK 5655 PAGE 433

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

WARRANTY DEED

| Address of New Owner: | Send Tax Bills To: | Map Parcel Numbers |
|---|---|---|
| Dr. Jeanne M. Plas, unmarried<br>5025 Hillsboro Road<br>Nashville, Tenn<br>37215 | Fidelity Federal Savings & Loan<br>Nashville, TN. | 131-1-D<br>Par 145 Tax |

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $55,000.00.

Dr. Jeanne M. Plas
Affiant

Subscribed and sworn to before me, this 22nd day of September, 1980.

Sandra F. Biddle
Notary Public

My Commission Expires: 7-17-83

FOR AND IN CONSIDERATION of the sum of Fifty-Five Thousand and no/100 Dollars ($55,000.00) cash, the receipt of which is hereby acknowledged, the undersigned, Continental Illinois National Bank and Trust Company of Chicago, as Trustee, under the will of Ruth S. Garvey, deceased as of Record in Will Book 130, page 472, Probate Clerk's Office for Davidson County, Tennessee, has this day bargained and sold, and does hereby transfer and convey unto the said Dr. Jeanne M. Plas, unmarried the Grantee herein, her heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

A certain condominium in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit No. 145 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 an undivided .449% interest in the common elements of 5025 Hillsboro Howneowners Association, as described in Book 5211, page 325, as amended in Book 5616, page 133, et seq. said Register's Office. Said Unit is also known as Apartment No. 17A.

Being the same property conveyed to Ruth S. Garvey, unmarried, by deed from Georgetown of Nashville Limited Partnership of record in Book 5241, page 808, Register's Office for Davidson County, Tennessee. The said Ruth S. Garvey having since died. And being the same property devised to Continental Illinois National Bank and Trust Company of Chicago, as Trustee, under the will of Ruth S. Garvey, deceased, as of record in Will Book 130, page 472, Probate Court Clerk's Office for Davidson County, Tennessee.

Grantor does hereby transfer and sell unto Grantee all fixtures and appliances which might be owned by Grantor and located in the said Unit, including range and refrigerator.

This is improved property known as Apartment 17A, 5025 Hillsboro Road, Nashville, Tennessee 37215.

The property herein conveyed is a condominium apartment established pursuant 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, as amended, and is subject to the provisions and requirements thereof; and is subject to the By-Laws of 5025 Hillsboro Howeowners Association of the record in Book 5211, page 345, said Register's Office, as amended in Book 5616, page 133, also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easement now or hereafter established over, through or upon the land embracing the regime and buildings thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime of Georgetown Condominiums of record in Book 5211, page 325, as amended in Book 5616, page 133, Register's Office for Davidson County, Tennessee.

Said Property is also conveyed subject to :

Deed of coveyance dated January 9, 1969, of record in Book 4308, page 650, said Register's Office, from Georgetown of Nashville to Metropolitan Government of Nashville and Davidson County, Tennessee, Department of Water and Sewerage Services.

The Plan of record in Book 5200, page 4, said Register's Office shows an owners Certificate, certain easements, and setback lines, to which plat reference is here made for the location and dimensions.

Rights of others in and to the common elements.

Easement for sanitary sewers and/or storm drainage improvements were granted Metropolitan Government of Nashville and Davidson County, Tennessee, by instrument of record in Book 4308, page 575, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, her heirs and assigns forever the undersigned covenants that it is lawfully seized and possessed of said real estate, as Trustee, as aforesaid, has a good right to convey it, and the same is unencumbered (except as above set out) and subject to State and County taxes for 1980 which have been prorated and are assumed by Grantee.

It further covenants and binds itself as Trustee, its successors and assigns, to warrant and forever defend the title to said real estate to said Grantee, her heirs and assigns, against the lawful claims of all persons claiming by or through the undersigned.

Witness my hand this 17th day of September, 1980, the corporate party, having caused its name to be signed hereto by its duly authorized officer on said day and date.

CONTINENTAL ILLINOIS NATIONAL BANK AND TRUST COMPANY OF CHICAGO, TRUSTEE

By _____

Title Vice President

STATE OF ILLINOIS

COUNTY OF Cook

BOOK 5655 PAGE 435

Before me, Penni Cain, a Notary Public of the State and County aforesaid, personally appeared David W. Valentine, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Vice President of the Continental Illinois National Bank and Trust Company of Chicago, the within named bargainor, a corporation, and that he as such Vice President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Vice President.

Witness my hand and seal, at office in Chicago, Illinois, this 17th day of September, 1980.

Penni Cain
Notary Public

Commission Expires 3-22-83

RUSK

G 0 9 3 9 2

IDENTIF. REFERENCE

SEP 24 2 47 PM '80

FELIX Z. WILSON RECORDER
DAVIDSON COUNTY, TENN.

09/24 152.50- CHECK

4299

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____ BOOK 5655 PAGE 436

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | 55000.00- | CO |
| | | | 143.00 | CO TX |
| | | | .50 | PRFEE |
| | | | 9.00 | WDEED |
| | | | CHECK | 152.50- |
| 4290A09/24/80 | | | BAL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G09392

IDENTIF. REFERENCE T

SEP 24 2 47 PM '80

FELIX Z. WILSON, II
DAVIDSON COUNTY, TENN.

**No.** 782077