THIS INSTRUMENT WAS PREPARED BY KENNETH M. BALLEW, ATTORNEY AT LAW, 320 GALLATIN ROAD, MADISON, TENNESSEE. 37115

7164 10/OF 84.24- CHECK

WARRANTY DEED

BOOK 5662 PAGE 119

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
W. W. EARTHMAN & DANIEL S. EARTHMAN	FIDELITY FED. S. & L. ASSN.	117-3-B-46
(NAME)	(NAME)	
2601 HILLSBORO RD. C-15	401 UNION STREET	7DA-80090
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
NASHVILLE, TENN. 37212	NASHVILLE, TENN. 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100----------

----------($10.00)----------*Dollars,*

cash in hand paid by the grantees hereinafter named, and other good and valuable consideration , the receipt of which is hereby acknowledged, including the assumption by the said grantees of the unpaid balance of the indebtedness payable to FIDELITY FEDERAL SAVINGS & LOAN ASSOCIATION; and secured by a deed of trust executed by Werner W. Zepernick and wife, Clara F. Zepernick, of record in Book 5525, page 231, Register's Office for Davidson County, Tennessee; which said unpaid balance the said grantees hereby agree to assume and promises to pay;

We, WERNER W. ZEPERNICK AND WIFE, CLARA F. ZEPERNICK,

have this day bargained and sold, and do hereby transfer and convey unto the said W. W. EARTHMAN AND DANIEL S. EARTHMAN,

the Grantees herein, their ~~XXXXXX~~ *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

A certain condominium apartment in Davidson County, Tennessee, being Unit No. C-15, Parcel No. 46, of the Villager Condominiums, as of record in Book 5200, page 154, re-recorded in Book 5200, page 201, said Register's Office, to which reference is hereby made for a more complete and accurate description of said unit.
BEING the same property conveyed to WERNER W. ZEPERNICK AND WIFE, CLARA F. ZEPERNICK, by deed from ANDREWS PROPERTIES, INC. AND CHEROKEE PROPERTIES, INC., of record in Book 5525, page 228, said Register's Office.

This conveyance is made 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 provisions and requirements thereof; and is subject to the By-Laws for the administration 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 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 the Villager Condominiums, as of record in Book 5434, page 665, said Register's Office, and the By-Laws, of record in Book 5434, page 708, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 39,

Subscribed and sworn to before me, this the 7 day of Oct 1980

Affiant

My commission expires: 10-18-81 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 2601 Hillsboro Rd. C-15, Nashville, Tenn. 37212
(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 ~~XXXXXX~~ *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 ~~XXXXXX~~ *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 7 *day of* October, 1980 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

(Werner W. Zepernick)

(Clara F. Zepernick)

BOOK 5662 PAGE 120

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned *a Notary Public in and for said County and State,* Werner W. Zepernick and wife, Clara F. Zepernick

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
this 7 *day of* Oct, *19* 80

Kenneth Ballew
Notary Public

KENNETH W. BALLEW NOTARY PUBLIC Davidson County, Tennessee

Commission expires 10-18-81

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 .....

WARRANTY DEED

FROM
Werner W. Zepernick et ux
TO
W. W. Earthman & Daniel S. Earthman

G 1.1.672

IDENTIF. REFERENCE

OCT 8 12 42 PM '80

RUSH

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5662 PAGE 121

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
			29500.00- CO	
			77.74 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	84.24-
			7164A10/08/80 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G. I. 1-672

T
IDENTIF. REFERENCE

Oct 8 12 42 PM '80

FELIX Z. WILSON, II
DAVIDSON COUNTY

No. 784859