THIS INSTRUMENT WAS PREPARED BY CHRISTIAN A. HORSNELL, ATTORNEY, THIRTEENTH FLOOR, THIRD NATIONAL BANK BUILDING, NASHVILLE, TENNESSEE 37219.

WARRANTY DEED

BOOK 5670 PAGE 796

Barbara R. Mangum and

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James H. Reed II and wife	Fidelity Federal Savings/Loan	Map 131-2-[illegible]
(NAME) 2116 Hobbs Road, #A-3	(NAME) 401 Union Street	Parcel A-3
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN. 37215	(STREET ADDRESS) Nashville, TN. 37219	7DA79108
(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 and other good and valuable consideration, the receipt of which is hereby acknowledged, including the assumption by Grantees of a certain indebtedness to Fidelity Federal Savings & Loan Association in the original principal amount of $28,900.00, secured by a deed of trust of record in Book 5306, page 176, Register's Office, Davidson County, Tennessee, from which Grantees by acceptance of this deed agree to hold Grantors harmless,

we, ARTHUR R. ANDERSON III, and wife, SHERIDAN R. ANDERSON, Grantors herein,

have this day bargained and sold, and do hereby transfer and convey unto the said BARBARA R. MANGUM, and JAMES H. REED II, and wife, JACQUELINE N. REED,

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

Land in Davidson County, Tennessee, being Unit No. A-3, of Hobbs House Condominium Apartments, of record in Book 4595, page 74, as amended in Book 5200, page 54, said Register's Office, and by Master Deed of record in Book 5289, page 515, said Register's Office, to which reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Arthur R. Anderson III, and wife, Sheridan R. Anderson, by deed from Andrews Properties, Inc., a Tennessee corporation, of record in Book 5306, page 174, said Register's Office.

This conveyance is made subject to all 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 Hobbs House Condominium Apartments of record in Book 5289, page 515, said Register's Office, as amended in Book 5292, page 958, and further amended in Book 5293, page 612, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 45,750.00

Subscribed and sworn to before me, this the 24th day of October, 19 80

Affiant

My commission expires October 15, 1983 (Affix Seal)

Notary Public

This is unimproved (~~improved~~) property known as Unit A-3, 2116 Hobbs Road, Nashville, TN. 37215
(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, except as noted above and subject to 1980 taxes, which are prorated and assumed by the Grantees.

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 24th day of October, 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.

Arthur R. Anderson III
ARTHUR R. ANDERSON III

Sheridan R. Anderson
SHERIDAN R. ANDERSON

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 5670 PAGE 797

Personally appeared before me, ... *a Notary Public of and for said County and State,* ARTHUR R. ANDERSON III, and wife, SHERIDAN R. ANDERSON, *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.*

SHIRLEY ZEITLIN NOTARY PUBLIC DAVIDSON COUNTY

Witness my hand and official seal at Nashville, Davidson County, *Tennessee, this* 24th *day of* October, *19*80

Shirley A. Zeitlin *Notary Public*

Commission expires 1-15-83

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 .....

1170 10/28 125.32 CHECK

G. I. 4 8 2 6

IDENTIF. REFERENCE

OCT 28 3 30 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM
ARTHUR R. ANDERSON III, and wife, SHERIDAN R. ANDERSON

TO
JAMES H. REED II, and wife, JACQUELINE N. REED and BARBARA R. MANGUM

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5670 PAGE 798

RECEIVED OF _____

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
			45750.00- CO	
			118.82 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 125.32-	
			1170A10/28/80 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G.I.48266

IDENTIF. REFERENCE

OCT 28 3 30 PM '80

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 788735