BOOK 5671 PAGE 449

This instrument prepared by:
Justin P. Wilson, Esq.
Waller Lansden Dortch & Davis
2100 - One Commerce Place
Nashville, Tennessee 37239

Address New Owner(s) as Follows:	Send Tax Bills To:	Map & Parcel Numbers:
Mrs. Leonard P.O. Box 10 Jamestown, Tn. 38556	Same	117-11-B parcel 98

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, Andrews Properties, Inc. and Cherokee Properties, Inc., hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto Ella Jeanne F. Leonard hereinafter called the Grantee, her heirs and assigns, a certain condominium apartment in Davidson County, Tennessee, described as follows: To Wit:

Unit No. G-2, Parcel No. 98, in a horizontal property regime which is located on the plat of Villager East Condominium, of record in Book 5200, Page 235, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Andrews Properties, Inc. and Cherokee Properties, Inc. by deed from Villager Associates, Inc., of record in Book 5433, Page 817, Register's Office of Davidson County, Tennessee.

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; 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 thereof; and also including without limitations all conditions, convenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime of Villager Condominiums of record in Book 5457, Page 298, Register's Office for Davidson County, Tennessee, and is subject to the Bylaws for the administration thereof, which are appended to the Master Deed as Exhibit "C" thereto of record in Book 5457, Page 338, said Register's Office, and a Deed of Correction in Book 5553, Page 336, including among other conditions and requirements, assessments, liens, use and occupancy restrictions and other undertakings all as set out and provided in said Master Deed and exhibits appended thereto reference to which is here made. Said property is further subject to one deed of trust. The Title Insurance Company of Minnesota has issued or shall issue affirmative title insurance against the enforcement or attempted enforcement of this deed of trust.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), her heirs and assigns, forever; and we do covenant with the said Grantee(s) 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 Grantee(s), her 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.

ANDREWS PROPERTIES, INC. CHEROKEE PROPERTIES, INC.

By Carter Andrews VP By Carter Andrews VP

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said County and State, personally appeared CARTER ANDREWS, with whom I am personally acquainted, and who upon his oath acknowledged that he is authorized to sign on behalf of Andrews Properties, Inc., the within bargainor, a corporation, and that he, being so authorized to do, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 27th day of October, 1980.

Notary Public

My Commission Expires: Oct. 15, 1983

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said County and State, personally appeared CARTER ANDREWS, with whom I am personally acquainted, and who upon his oath acknowledged that he is authorized to sign on behalf of Cherokee Properties, Inc., the within bargainor, a corporation, and that he, being so authorized to do, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 27th day of October, 1980.

Notary Public

My Commission Expires: Oct. 15, 1983

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $30,900.00.

Mrs. Ellen Jarman Agent

IDENTIF. REFERENCE
OCT 29 32 PM '80
FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

G.I.S.O.77

Subscribed and sworn to before me, this 28th day of October, 1980.

Notary Public

My Commission Expires: 1-15-83

PUSH

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5671 PAGE 451

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
			30900.00- CO	
			80.34 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	86.84-
			1481A10/29/80 BAL	.00

*RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G. I. 5 0. 7 7.

IDENTIF. REFERENCE T

OCT 29 3 32 PM 80

FELIX Z. WILSON JR REG
DAVIDSON COUNTY, T

No. 789037