WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map-Parcel Number
		133-11-A
James P. Brown	Fidelity Federal	
Canterbury Hall Condonminium, E-6	P.O. Box 2588	Parcel 33
500 Paragon Mills Road	Nashville, Tenn. 37219	
Nashville, Tennessee 37211		

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, and other good and valuable consideration, receipt of all of which is hereby acknowledged, and the agreement of the Grantee herein to assume the balance due and owing on a note payable to Fidelity Federal Savings and Loan Association which note is secured by a Deed of Trust of record in Book 5445, page 615, Register's Office for Davidson County, Tennessee, Wade H. Leslie, Jr. and wife, Daphne F. Leslie, (hereinafter called "Grantors") have this day bargained and sold, and do hereby transfer and convey unto James P. Brown (hereinafter called "Grantee") certain real estate in Davidson County, Tennessee, as follows:

> Unit No. E-6 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 319, said Register's Office, 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 the 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 Wade H. Leslie, Jr. and wife, Daphne F. Leslie, by deed from Canterbury Hall Associates, of record in Book 5445, page 612, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtanances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantee, his heirs and assigns, forever.

AND Grantors do hereby covenant with Grantee that they are lawfully seized and possessed of the aforesaid real estate in fee simple; that they have a good right to sell and convey the same; and that the same is unencumbered, except for (1) current real estate taxes; (2) easements, covenants, restrictions, and building lines of record; (3) easements in favor or other Unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through or upon the said property as a whole, and the buildings thereon, to serve some or all of the Units therein; (4) applicable zoning and building laws or ordinances and the Horizontal Property Act of Tennessee; (5) all provisions of the Plan, Master Deed and By-Laws, and any amendments thereto; (6) any existing lease of the Unit known to Grantee; and (7) liens and other matters, if any, against which Grantee's title insurer commits to insure.

And Grantors further covenant and bind themselves, their successors and assigns, to warrant and forever defend the title to said real estate against the lawful claims of all persons claiming under it.

IN WITNESS WHEREOF, Grantors have caused this instrument to be executed on this 31 day of October, 1980.

Wade H. Leslie, Jr.
WADE H. LESLIE, JR.

Daphne F. Leslie
DAPHNE F. LESLIE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $45,469.71.

Wade H. Leslie, Jr.
Affiant

Subscribed and sworn to before me, this 31st day of October, 1980.

NOTARY PUBLIC ★ DAVIDSON COUNTY ★ NOTARY PUBLIC

Daniel B Ernst
NOTARY PUBLIC

My Commission Expires: 4-18-82

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Daniel B. Eisenstein, a Notary Public in and for said County and State, the within named Wade H. Leslie, Jr. and wife, Daphne F. Leslie, the bargainors, 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 31 day of October, 1980.

Daniel B. Eisenstein
Notary Public

My Commission Expires: 4-18-84

D. B. EISENSTEIN * NOTARY PUBLIC * DAVIDSON COUNTY

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IDENTIF. REFERENCE

Oct 31 10 20 AM '80

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

USIO

This instrument prepared by Daniel B. Eisenstein, Attorney, 430 Third Avenue, North, Nashville, Tennessee, 37201.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5672 PAGE 438

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

45469.71- CO
118.30 CO TX
.50 PRFEE
9.00 WDEED
CHECK 127.80-
18:2A10/31/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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IDENTIF. REFERENCE T

Oct 31 10 20 AM '80

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

No. 789422