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5692 PAGE 526

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $

$37,273.18 Opal A Dees
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 18th. DAY OF December, 19 80

Jane M. Floyd
Notary Public

MY COMMISSION EXPIRES: 7/19/81
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Harold Reeves, Attorney, 640 Spence Lane, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Opal A. Dees (NAME)	Fidelity Federal Savings & Loan Assoc. (NAME)	162-5C
5515 Country Drive (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	41
Nashville, Tenn. 37211 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	5DU-55656

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Felix E. Townsend, III and wife, Peggie E. Townsend

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Opal A. Dees

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

A certain Condominium Apartment in Davidson County, Tennessee, described as follows: to wit: Townhouse No. 41, in Hickory Valley Condominiums, a horizontal property regime in Nashville, Davidson County, Tennessee, as shown on the Plan of Hickory Valley , of record in Book 4460, page 27, Register's Office for said County. to which plan reference is here made.
BEING the same property conveyed to Felix E. Townsend, III unmarried by deed from J. Richard Dennipg of record in Book 5269, page 343, Register's Office for Davidson County, Tennessee,. Peggie E. Townsend is joining in this conveyance to convey any marital right which she may have in this property.
THIS conveyance is made subject to all provisions, including without limitation all conditions, covenants, restrictions, options, burdens. assessments, and other undertakings contained in the Master Deed of record in Book 4521, page 574, as amended in Book 5001, page 394, for said Register's Office, the By Laws for the administration of the building, easements rights and interests 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 condominium and buildings thereon; and also subject to the provisions and requirements of the laws of the State of Tennessee respecting the establishment of the Tennessee Code Annotated..
THE Grantees hereby assume and agree to pay the first mortgage held by Fidelity Federal Savings and Loan Association of record in Book 5269, page 345, Register's Office for said County. The insurance and escrow account is to be transferred to the Grantees.
THE Plan of record in Book 4460, page 27, said Register's Office shows an Owner's Certificate, a 50 foot minimum building setback line from Country Drive.

THIS instrument is executed on behalf of Felix E. Townsend, III by Peggie E. Townsend as his Attorney-In-Fact persuant to a General Power of Attorney which is being placed of record currently herewith.

This is unimproved ( ) improved (X) property, known as 5515 Country Drive, #41, Nashville, Tennessee 37211
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever and we do covenant with the said GRANTEES 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 GRANTEES, their 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

Witness my hand this 18th. day of December, 19 80

Felix E. Townsend III Peggie E. Townsend

Felix E. Townsend, III by Peggie E. Townsend as his Attorney-In-Fact

Peggie E. Townsend

BOOK 5692 PAGE 527

STATE OF TENNESSEE
Davidson County

the undersigned

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named Peggie E. Townsend

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 18th day of December 19 80

Commission expires 7/19/81

Gene W. Floyd
Notary Public

STATE OF TENNESSEE
Davidson County

Before me _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____

My commission expires _____

Notary Public

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WARRANTY DEED

FROM Felix E. Townsend and wife, Peggy Townsend

TO Opal A. Dees

IDENTIF. REFERENCE

DEC 19 10 30 AM '80

FELIX Z. HUDSON JR. REGISTER
DAVIDSON COUNTY, TENN.

File Box 24

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, thw within named Peggie E. Townsend with whom I am personally acquainted, and who acknowledged that she executed the within instrument on behalf of Felix E. Townsend, III, as his attorney-in-fact as the free act and deed of the within named Felix E. Townsend, III.

Witness my hand and official seat at Nashville, Tennessee, the 18th day of December, 1980.

My Commission expires: 7/19/81

Gene W. Floyd
Notary Public

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5692 PAGE 528

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

37273.18- CO
96.98 CO TX
.50 PRFEE
6.00 WDEED
CHECK 103.48-
1299A12/19/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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T
IDENTIF. REFERENCE

DEC 19 10 30 AM '80

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 798528