#512319-2

FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $35,000.00

Mildred C. Brown
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF February, 1981.

Notary Public

MY COMMISSION EXPIRES: 7-22-84
(AFFIX SEAL)

This Instrument Was Prepared By
DENNEY, LACKEY & CHERNAU
218 Third Avenue North
Nashville, Tennessee 37201
NAME ADDRESS

THIS INSTRUMENT WAS PREPARED BY

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roger Coleman Brown etux (NAME)	Fidelity Federal Savings & Loan Assn. (NAME)	Map 162-16A
Unit 1, Bldg. 16, Ash Court (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Parcel 78
Antioch (CITY) Tenn. (STATE) 37013 (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	5DU-62946

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~~ FIDELITY FEDERAL SAVINGS & LOAN ASSOCIATION

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROGER COLEMAN BROWN AND WIFE, MILDRED C. BROWN

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 unit, located in Davidson County, Tennessee, shown on the Plan of Mill Creek Club, Phase I, Section 1, as of record in Book 4860, page 11, said Register's Office.

Being Unit No. 1, Building 16, shown on said Plan of Mill Creek Club Condominiums, Antioch, Tennessee.

Being the same property conveyed to Fidelity Federal Savings & Loan Association by deed from Stephen M. Miller, Successor Trustee, of record in Book 5624, page 178, Register's Office for Davidson County, Tennessee.
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 wihtout limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime of Mill Creek Club Condominiums, of record in Book 4887, page 961, as amended in Book 5000, page 607, and further amended in Book 5101, page 809, said Register's Office, and the By-Laws of record in Book 4887, page 985, said Register's Office, and Declaration of Covenants and restrictions of record in Book 4792, page 725, said Register's Office.

unimproved ( )
This is improved (X) property, known as Unit 1, Bldg. 16, Ash Court, Antioch, Tenn. 37013
(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 our hand s this 9th day of February, 1981

FIDELITY FEDERAL SAVINGS & LOAN ASSOCIATION

ATTEST: Asst. V.P.

By: Jamel E. Jackson, Assistant Vice President

STATE OF TENNESSEE
Davidson County

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

_____

_____

the bargainor___, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19___

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Samuel E. Jackson and Earl A. Hanson Jr., with whom I am personally acquainted and who upon (his oath) acknowledged (himself) to be the Assistant Vice President and Ass't Vice President respectively of the Fidelity Federal Savings & Loan Association the within named bargainor, a corporation, and that (he) as such Assistant Vice President and Ass't Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Samuel E. Jackson as such Asst. Vice President, and attesting the same by the said Earl A. Hanson Jr., as such Ass't Vice President

Witness my hand and official seal at office at Nashville, Tennessee on this the 9th day of February, 19 81

My commission expires 1-22-84

Jane Thomas
Notary Public

WARRANTY DEED

FROM

Fidelity Federal Savings & Loan Association

TO

Roger Coleman Brown and wife, Mildred C. Brown

G 2 8 9 1 5

IDENTIF. REFERENCE

FEB 10 2 48 PM '81

FELIX Z. MILLER, REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

02/10 97.50- CHECK

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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
			35000.00- CO	
			91.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	97.50-
9280A02/10/81			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 2 8 9 1 5

IDENTIF. REFERENCE T

FEB 10 2 48 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN

No. 806195