Prepared by
Security Federal
Savings & Loan

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Dean P. Smith, Tn. 37215	Security Federal Savings & Loan Assoc.	117-3A-82
Unit No. 82 (NAME) Versailles Apartments	(NAME) 4235 Hillsboro Road	7DA-75180
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee 37215	(STREET ADDRESS) Nashville, Tennessee 37215	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED BOOK 5712 PAGE 137

For and in consideration of the sum of ----------($10.00)---------- ----------TEN AND NO/100---------- DOLLARS

Cash in hand paid by DEAN P. SMITH, and other good and valuable consideration the receipt of which is hereby acknowledged and the agreement, by Grantee to assume and pay the unpaid balance of a note dated December 13, 1979, executed by Sam A. Buchanan, III and wife, Ann L. Buchanan, to Security Federal Savings and Loan Association, the original amount of $50,000.00, filed for record in Book 5545, page 183, Register's Office for Davidson County, Tennessee.

I, SAM A. BUCHANAN, III

have bargained and sold, and by these presents do transfer and convey unto the said DEAN P. SMITH

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 82 on the Plat of Versailles Apartments, a Horizontal Property Regime, of record in Book 5050, page 80, Register's Office for said County, to which reference is hereby made.

Being part of the same property conveyed to Sam A. Buchanan, III by deed from Ervin M. Entrekin, Trustee, of record in Book 5263, page 401, Register's Office for said County.

This conveyance is made subject to the provisions and requirements of the Tennessee Horizontal Property Act as set out in Sec. 64-2701, et seq. of the Tennessee Code Annotated; to the By-Laws for administration thereof; to 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 regime and buildings thereon, and including without limitation all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed and By-Laws Establishing a Horizontal Property Regime with respect to Versailles Apartments, of record in Book 5168, page 944, as amended by instruments of record in Book 5589, page 367, Book 5659, page 641, and Book 5667, page 375, Register's Office for said County.

The Grantee joins in this deed for the purpose of agreeing to the assumption of the above deed of trust.

This is improved (X) unimproved ( ) property, known as Unit No. 82, Versailles Apartments, Hillsboro Road (House Number) (Street)
Nashville, Tennessee 37215
(P. O. Address) (City or Town) (Zip Code)

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.

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 13th day of February, 19 81

SAM A. BUCHANAN, III

NOTARY PUBLIC

DEAN P. SMITH

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sam A. Buchanan, III

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 13th day of February, 19 81.

My commission expires October 17, 1982 Notary Public Betty J. McClain

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 62,243.54
This is equal to or greater than the property would bring at a fair and voluntary sale.

Gale Maddux
Gale Maddux

Sworn to and subscribed before me
this 13th day of February, 19 81.

My commission expires October 17, 1982 Notary Public Betty J. McClain

NOTARY PUBLIC

This instrument was prepared by:
R. Garry Chaffin, Attorney, 4235 Hillsboro Road, Suite 206, Nashville, Tennessee 37215
Name Address

575 02/19 168.22- CHECK

WARRANTY DEED

FROM SAM A. BUCHANAN, III

TO DEAN P. SMITH

G 29888
Mail
ENV.
IDENTIF. REFERENCE

FEB 19 9 33 AM '81
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

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
			62243.54- CO	
			161.72 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	168.22-
0575A	02/19/81		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 2 9 8 8 8 8

IDENTIF. REFERENCE

FEB 19 9 33 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 807439