ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
Ruth J. Gardner (NAME)	Fidelity Federal Savings & Loan (NAME)	116-3-B
4505 Harding Rd., #146 (STREET ADDRESS OR ROUTE NUMBER)	401 Union St. (STREET ADDRESS)	146
Nashville, Tenn. 37205 (CITY) (STATE) (ZIP CODE)	Nashville, Tenn. 37219 (CITY) (STATE) (ZIP CODE)	7DA 78035

WARRANTY DEED

BOOK 5728 PAGE 869

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

cash in hand paid, the receipt of which is hereby acknowledged, and the agreement of the Grantees herein to assume and be responsible for the balance of $31,087.80 due and owing to Fidelity Federal Savings & Loan Association, secured by a Deed of Trust of record in Book 5330, page 57, Register's Office for Davidson County, Tennessee,

We, A. M. Tenison, Jr., and wife, Adrienne B. Tenison, who joins in this conveyance to convey whatever right, title or interest she may have in said property

have bargained and sold, and by these presents do transfer and convey unto the said Ruth J. Gardner

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

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 146 in a Horizontal property Regime located on the Plat of Royal Oaks Condominiums, of record in Book 5200, page 45, said Register's Office, to which plan reference is hereby made for a more complete description of said unit.

Being the same property conveyed to A. M. Tenison, Jr.,unmarried by deed from Royal Oaks Limited Partnership as of record in Book 5330, page 55, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 4505 Harding Rd.,#146, Nashville, Tenn. 37205
(House Number) (Street)

(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 31st day of March, 1981.

X A. M. Tenison, Jr. — A. M. TENISON, JR.

X Adrienne B. Tenison — ADRIENNE B. TENISON

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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 A. M. Tenison, Jr., and wife, Adrienne B. Tenison

the bargainor S, 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 31st day of March, 19 81.

My commission expires 11-9-83 Notary Public

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 $ 51,500.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

X _____

Sworn to and subscribed before me this 31st day of Mar., 19 81.

My commission expires 11-9-83 Notary Public

This instrument was prepared by:
Lawyer's Escrow Service, Inc., 1161 Murfreesboro Rd., #248, Nashville, Tenn.
Name Address

8392 04/03 140.40- CHECK
WARRANTY DEED
FROM
TO

35962

IDENTIF. REFERENCE

APR 3 10 21 AM '81
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
314 4th Avenue North
NASHVILLE, TENNESSEE 37219

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5728 PAGE 871

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
			51500.00- CO	
			133.90 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 140.40-	
			8392A04/03/81 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3,35962

T

IDENTIF. REFERENCE

APR 3 10 21 AM '81

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

No. 814954