A

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $77,950.00

+ Florence Flint Philips
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF April, 19 81.

Notary Public

MY COMMISSION EXPIRES: 11-17-84

(AFFIX SEAL)

BOOK 5736 PAGE 128

THIS INSTRUMENT WAS PREPARED BY
WILKINS, ADAMS & SPICER, ATTORNEYS
401 Union Street, Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
FLORENCE FLINT PHILIPS (NAME)	Fidelity Federal Savings & Loan Sssn. (NAME)	8DA-61456
4487 Post Place - Unit #157 (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	103-15-B-157
Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	

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~~, I, RODNEY C. BROWER, unmarried,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO FLORENCE FLINT PHILIPS

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, being Unit No. 157 on the plan of Lion's Head Condominium Apartments, of record in Book 5200, page 82, Register's Office for said County, which plan and record thereof are incorporated herein and made a part hereof by reference.

BEING the same property conveyed to Rodney C. Brower and wife, Brenda C. Brower, by deed from Lion's Head Associates, a Tennessee Partnership, of record in Book 5444, page 88, said Register's Office. Rodney C. Brower and Brenda C. Brower have since been divorced by final decree in the Sixth Circuit Court for said County in Minute Book 27B, page 1488, dated October 29, 1980, and the interest of Brenda C. Brower is conveyed to Rodney C. Brower by Quitclaim Deed being placed of record immediately prior hereto.

THE property herein conveyed is subject to the restrictions, easements, liens, and other matters set forth in the Master Deed and By-Laws of record in Book 5340, page 70, and Book 5342, page 683, both in the Register's Office for said County.

IT is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Fidelity Federal Savings & Loan Association of record in Book 5444, page 91, said Register's Office, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantee.

POSSESSION of said property will be given by 10:00 A.M. on Friday, April 24, 1981.

This is unimproved ( ) improved (XX) property, known as 4487 Post Place - Unit #157 (House Number) (Street) Nashville, Tennessee (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 21st day of April, 19 81

Rodney C. Brower
RODNEY C. BROWER

BOOK 5736 PAGE 129

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named RODNEY C. BROWER

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 21st day of April 19 81

Commission expires 11-17-84

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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

WARRANTY DEED

FROM
RODNEY C. BROWER, unmarried,

TO
FLORENCE FLINT PHILIPS

G. 3. 8. 4 8 4

IDENTIF. REFERENCE

APR 22 3 30 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

RETURN TO:
(iw)
WILKINS, ADAMS & SPICER
ATTORNEYS AT LAW
1100 FIDELITY FEDERAL BUILDING
401 UNION STREET
NASHVILLE, TENNESSEE 37219

04/22 209.04- CHECK

1574

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5736 PAGE 130

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

77950.00- CO
202.54 CO TX
.50 PRFEE
6.00 WDE.D
CHECK 209.04-
1574A04/22/81 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 3 8 4 8 4

IDENTIF. REFERENCE

APR 22 3 30 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 818014