Prepared by: Fidelity Federal Savings & Loan Association
700 Home Federal Tower
230 4th Ave. North
Nashville, TN. 37219

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
John B. Allyn (NAME)	Fidelity Federal Savings & Loan Association (NAME)	117-3-B
E10, 2601 Hillsboro Road (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Par. 73Ts
Nashville, TN 37212 (CITY) (P. O. ZONE) (STATE)	Nashville, TN 37219 (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100---------- BOOK 5743 PAGE 215
---------- Dollars,

cash in hand paid by John B. Allyn, and other good and valuable considerations, receipt of which is hereby acknowledged, including assumption of the existing Deed of Trust in favor of Fidelity Federal Savings & Loan Association of record in Book 5468, page 753, Register's office for Davidson County, Tennessee,

Susan A. Spooner, an unmarried person,

have this day bargained and sold, and do hereby transfer and convey unto the said John B. Allyn

his (successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. E-10, Parcel No. 73 of the Villager Condominiums, as of record in Book 5200, page 154, said Register's Office, to which reference is hereby made for a more complete and accurate description of said unit.

Being part of the same property conveyed to Andrews Properties, Inc. and Cherokee Properties, Inc., by deed from Villager Associates, Inc. as of record in Book 5433, page 815, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to 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 without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime of the Villager Condominiums, as of record in Book 5434, page 665, said Register's Office, and the By-Laws, of record in Book 5434, page 708, said Register's Office.

Being the same property conveyed to Susan A. Spooner, an unmarried person, from Andrews Properties, Inc. and Cherokee Properties, Inc. by deed of record in Book 5468, page 750, Register's Office of Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 33,900.00

Subscribed and sworn to before me, this the 8th day of May, 19 81.

Affiant

My commission expires: April 15, 1983 (Affix Seal)

Notary Public

This is improved (X) property, known as E-10, 2601 Hillsboro Road, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said John B. Allyn

his (successors),

heirs and assigns forever. I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unincumbered, except for a Deed of Trust naming Fidelity Federal Savings & Loan Association as beneficiary, of record in Book 5463, page 753, R.O.D.C., and 1981 taxes, a lien but not yet due and payable.

I further covenant and bind my heirs and representatives, to warrant and forever defend the title to said real estate to said John B. Allyn

his

against the lawful claims of all persons.

Witness my hand this 8th day of May, 19 81 the year of our Lord and the day and date

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, Mildred M. Temple *, a Notary Public in and for said County and State,* Susan D. Sgroi *the within named 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* 5th *day of* May *, 19*81.

Mildred M. Temple
Notary Public

Commission expires April 15, 1982

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ... *, a Notary Public of the State and County aforesaid, personally appeared* ..... *with whom I am personally acquainted, and who, upon oath, acknowledged* ..... *self to be* ..... *of the* ..... *the within named bargainor, a corporation, and that* ..... *he as such* ..... *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* ..... *self as* .....

Witness my hand and seal, at office in ..... *this* ..... *day of* ....., *19*.....

..... *Notary Public*

Commission expires .....

WARRANTY DEED

FROM

TO

3.4.1.1.28

IDENTIFICATION

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company

Third and First Bldg.—S. W. Corner

Home 256-2656

NASHVILLE, TENNESSEE

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

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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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

34-1-148

T
IDENTIF. REFERENCE

MAY 8 3 37 PM '81

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

No. 821151