File Box 11

3395 06/25 137.80- CHECK

File Box 11

Form No. WD-1

BOOK 5761 PAGE 885

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$50,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 19th DAY OF June, 19 81

Notary Public

MY COMMISSION EXPIRES: July 12, 1983

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
THOMPSON & CRAWFORD, ATTORNEYS, 14th FLOOR, 1st AMERICAN BLDG., NASHVILLE, TN 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Peter/Balkin (NAME)	Fidelity Federal Savings & Loan (NAME)	Map 117-3-A
Unit 111 3000 Hillsboro Road (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Group 111
Nashville, TN 37215 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 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, Mark E. Gillespie; Jason G. Gillespie and Susan P. Gillespie

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Peter/Balkin, an unmarried person

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, to-wit: Being Unit No. 111 in a Horizontal Property Regime which is located on the Plan of Versailles Condominium, of record in Book 5050, page 80, said Register's Office.

BEING the same property conveyed to Mark E. Gillespie, Jason G. Gillespie and Susan P. Gillespie by Quitclaim Deed from George T. Gillespie and wife, Edith L. Gillespie, of record in Book 5740, page 142, Register's Office for said County.

THIS conveyance, however, is subject to a certain Deed of Trust, recorded in Book 5218, page 250, said Register's Office, securing a promissory note dated November 1, 1977, payable to the order of Fidelity Federal Savings & Loan Association, with a present unpaid principal balance of approximately $ 21,651.45 , which the Grantee herein hereby assumes and agrees to pay. The escrow account in connection with said loan, if any, is hereby transferred to the Grantee herein. THIS conveyance is further subject to all provisions, including without limitation, all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed of record in Book 5168, page 944, the By-Laws for the administration of the building, and 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 condominium and building thereon; and also subject to the provisions and requirements of the laws of the State of Tennessee respecting the establishment and maintenance of a condominium, and particularly Section 64-2701 et seq. of the Tennessee Code Annotated.

This is unimproved ( ) improved (XX) property, known as Unit 111, 3000 Hillsboro Road, Nashville, TN 37215
(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 19th day of June, 19 81

MARK E. GILLESPIE: Mark E. Gillespie by Gyl V. Gill. atty in fact

JASON G. GILLESPIE: Jason G. Gillespie by Gyl V. Gill. atty in fact

SUSAN P. GILLESPIE: Susan P. Gillespie by Gyl V. Gill. atty in fact

STATE OF TENNESSEE
Davidson County

BOOK 5761 PAGE 886

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, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who (his oath) (himself) upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such _____ (they) 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
Mark E. Gillespie et al

TO
Peter Balkin

G. 4. 8. 0. 0 2

IDENTIF. REFERENCE

JUN 25 11 14 AM '81

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

THOMPSON & CRAWFORD
ATTORNEYS AT LAW
14th FLOOR, FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th day of June, 1981, before me personally appeared George V. Crawford, Jr., to me known to be the person who executed the foregoing instrument in behalf of Mark E. Gillespie, Jason G. Gillespie and Susan P. Gillespie and acknowledged that he executed the same as the free act and deed of said Mark E. Gillespie, Jason G. Gillespie and Susan P. Gillespie.

Witness my hand and official seal at Nashville, TN, this 19th day of June, 1981.

Notary Public

My Commission Expires:
April 12, 1983

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5761 PAGE 887

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
			60500.00-	CO
			131.30	CO TX
			.50	PRFEE
			6.00	WDEED
				CHECK 137.80-
3355A	06/25/81			BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G.4.8.0.0.2

T
IDENTIF. REFERENCE

JUN 25 11 14 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 829390