Prepared by:
Gail Pigg, Attorney
One Commerce Place
Nashville, TN 37239

# WARRANTY DEED

BOOK 5761 PAGE 954

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Frances D. Lanier | Fidelity Federal Savings & | 160-14-B |
| (NAME:) | Loan Association | |
| 5805 Brentwood Trace | 401 Union Street | #101 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Brentwood, TN 37027 | Nashville, TN 37219 | 6DU-79200 |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

*FOR AND IN CONSIDERATION of the sum of* Ten and No/100 ($10.00)----------

----------*Dollars,*

and other good and valuable consideration, the receipt of which is hereby acknowledged, and the assumption by the grantee of the unpaid principal balance of a note payable to Fidelity Federal Savings & Loan Association, secured by a deed of trust of record in Book 5691, page 744, Register's Office for Davidson County, Tennessee, and the assumption of the escrow account therewith

ELIZABETH ANN BEDSOLE (UNMARRIED)

*have this day bargained and sold, and do hereby transfer and convey unto the said*

FRANCES D. LANIER

*the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Unit No. 5805, in Brentwood Trace Condominiums, a Horizontal Property Regime, located on Old Hickory Boulevard, Brentwood, Davidson County, Tennessee, as shown on the plat of Brentwood Trace Condominiums, recorded in Book 5200, page 219, as revised in Book 5200, page 230 and Book 5200, page 261, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 5524, page 415, amended in Book 5545, page 510, said Register's Office, to which reference is here made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners and tenants of Brentwood Trace Condominiums, contained in the Master Deed and the By-Laws appended thereto, recorded in Book 5524, page 415, Register's Office for said County, amendment to Master Deed in Book 5545, page 510, and amendment to By-Laws in Book 5537, page 988, said Register's Office, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Elizabeth Ann Bedsole by deed from Haury & Smith Contractors, Inc. of record in Book 5691, page 741, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 35,900.00

Subscribed and sworn to before me, this the 24th day of June, 19 81

Affiant

My commission expires: 1/20/85 (Affix Seal)

Notary Public

This is improved ( ) proposed (X) known as 5805 Brentwood Trace, Brentwood, Tennessee 37027
(House Number) (Street) P.O. Address: (City or Town)

*TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except for 1981 taxes; plan of record in Bk.5200,p.219, revised in Bk.5200,p.230 & Bk.5200,p.261; deed of trust in Bk.5691,p.744 and as set out above.

*We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.*

*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* 2nd *day of* June, 19 81, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Elizabeth Ann Bedsole

Elizabeth Ann Bedsole

ILLINOIS
STATE OF TENNESSEE }
COUNTY OF DAVIDSON } Champaign

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*Personally appeared before me,* the undersigned, *a Notary Public in and for said County and State,* Elizabeth Ann Bedsole

*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* Urbana, Illinois *this* 22nd *day of* June, *19*81.

Eleanor L. Burke
*Notary Public*

*Commission expires* May 7, 1984

CHAMPAIGN COUNTY, ILLINOIS
ELEANOR L. BURKE
NOTARY PUBLIC

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* .....

3394 [illegible] 59.84- CHECK

**WARRANTY DEED**

FROM
Elizabeth Ann Bedsole

TO
Frances D. Lanier

3.4.8.0.3.3

IDENTIF. REFERENCE

JUN 25 1 38 PM '81

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

Compliments of
**Chicago Title Insurance Company**
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

**Chicago Title Insurance Company**
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 5761 PAGE 956

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | 35900.00- CO | |
| | | | 93.34 CO TX | |
| | | | .50 PRFEE | |
| | | | 6.00 WDEED | |
| | | | CHECK 93.34- | |
| | | | 3394A06/25/81 BAL .00 | |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3.4.8.0.3.3

IDENTIF. REFERENCE T

JUN 25 1 38 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 829427