This Instrument Prepared By: Harris Gilbert, Attorney, 13th Floor, Third National Bank Building, Nashville, Tennessee 37219.

3338 08/20 169.52- CHECK

WARRANTY DEED

(CORPORATE FORM)

BOOK 5784 PAGE 591

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Harold L. Eller, et ux	Same	64-12-A
(NAME) 810 Little Karen Place	(NAME)	810
(STREET ADDRESS OR ROUTE NUMBER) Hermitage, TN 37076	(STREET ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of SIXTY-TWO THOUSAND SEVEN HUNDRED AND NO/100's ($62,700.00) *Dollars,*

paid by HAROLD L. ELLER and wife, Billie Ruth Eller, receipt and sufficiency of which is hereby acknowledged,

We, Harris A. Gilbert, Trustee, and Norman W. Ginsberg, Trustee, have *bargained and sold, and does hereby transfer and convey unto the said* Harold L. Eller and wife, Billie Ruth Eller, their ~~successors~~, *heirs and assigns,*

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

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 810, of Fox Run Condominiums, Section 2, Phase 2, as of record in Book 5200, page 357, Register's Office for said County, to which reference is hereby made for a more complete and accurate description of said unit.

BEING property conveyed to Harris A. Gilbert, Trustee, and Norman W. Ginsberg, Trustee, with either of them having the full power to convey, dispose, mortgage, sell or transfer said property, without the joinder of any beneficiary, by deed from Kyle R. Weems, Trustee, of Hamilton Mortgage Corporation, as of record in Book 5171, page 195, and Book 5171, page 197, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 62,700.00

Affiant

Subscribed and sworn to before me, this the 17th day of August, 19 81

My commission expires: July 21, 1984 (Affix Seal)

Notary Public

unimproved
This is improved (X) property, known as 810 Little Karen Place, Hermitage, Tennessee 37076
(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 Harold L. Eller and wife, Billie Ruth Eller, their ~~successors~~, *heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered.* SEE RESTRICTIONS ON REVERSE.

Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to said Harold L. Eller and wife, Billie Ruth Eller, their ~~successors~~ *heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 17th *day of* August, 19 81, *the corporate party, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Harris A. Gilbert, Trustee

HARRIS A. GILBERT, TRUSTEE

Norman W. Ginsberg, Trustee

NORMAN W. GINSBERG, TRUSTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Harris A. Gilbert, Trustee, and Norman W. Ginsberg, Trustee with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the within named bargainor, and that they executed the foregoing instrument for the purposes therein contained, by signing the name of the

Witness my hand and seal, at office in Hermitage, Tn.
this 17th day of August, 1981.

Gail H. Griffin
Notary Public

Commission expires July 21, 1984

Conveyance of such property is made expressly subject to the following: (1) The Plan of record in Book 5200, page 357, said Register's Office, shows an Owner's Certificate, and certain easements and set-back lines; (2) The premises herein is a condominium apartment established pursuant to all 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, as amended, 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, liens, assessments and other undertakings contained in the Master Deed as of record in Book 5535, page 713, Register's Office for Davidson County, Tennessee; (3) Taxes for the current year which have been prorated and the payment of which has been assumed by the grantee.

WARRANTY DEED

FROM
HARRIS A. GILBERT, TRUSTEE and
NORMAN W. GINSBERG, TRUSTEE

TO

HAROLD L. ELLER ETUX,

Billie RUTH ELLER

RUSH

G 5 6 0 2 0

IDENTIF. REFERENCE

AUG 20 11 11 AM '81

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5784 PAGE 593

RECEIVED OF _____

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
			62700.00- CO	
			163.02 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 169.52-	
			3338A08/20/81 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 5 6 0 2 0.

IDENTIF. REFERENCE

AUG 20 11 11 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 838994