220036-2

BOOK 5799 PAGE 232

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Earl W. Powell, Jr. & wife	Fidelity Federal Savings & Loan Assoc.	162-9-A;79
Bldg. 12, Unit 79 (NAME)	(NAME)	
5510 Country Drive	401 Union Street	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville Tn. 37211	Nashville, Tennessee 37219	
(CITY) (STATE) (P. O. ZIP)	(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, Randy M. Ross and wife, Sherry J. Ross

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Earl W. Powell, Jr. and wife, Sherry Lynn Powell

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, described as follows:

Townhouse No. 79, Building No. 12, in a Horizontal Property Regime as shown on the Plan of Hickory Valley Condominiums, Phase 2, as of record in Book 4460, page 133, Register's Office for said County, to which reference is hereby made.

Being the same property conveyed to Randy M. Ross and wife, Sherry J. Ross, by deed from Louis R. Harvill and wife, Karolyn M. Harvill, of record in Book 5798, page 168, Register's Office for Davidson County, Tennessee.

Upon the delivery of this Warranty Deed, Grantees assume the indebtedness secured by a deed of trust of record in Book 4971, page 744, said Register's Office, payable to Fidelity Federal Savings and Loan Association.

The above property is conveyed subject to the following:

1. 1981 Metropolitan Government taxes.
2. Easement granted by Randall Phillips Builders, Inc., for the use and benefit of the residents of Hickory Valley Condominiums, Phase II and Hickory Valley Condominiums, Phase III, for access to Old Hickory Boulevard and Country Drive, of record in Book 4842, page 979, said Register's Office.
3. Easement granted by Association of Owners of Hickory Valley Condominiums, Phase II, and Association of Owners of Hickory Valley Condominiums, Phase III, for the use and benefit of the residents of Hickory Valley Condominums, Phase I, for the access to Old Hickory Boulevard and Country Drive, of record in Book 5606, page 663, said Register's Office.
4. Master Deed of record in Book 4659, page 32, said Register's Office, and as clarified by Clarification of Master Deed of Hickory Valley Condominiums, Phase II, of record in Book 4937, page 429, said Register's Office; By-Laws appended thereto of record in Book 4659, page 39, said Register's Office.
5. The above deed of trust assumed by Grantees.

unimproved ( )
This is improved (X) property, known as Bldg. 12, Unit 79, 5510 Country Drive, Nashville, Tenn. 37211
(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, successors, assigns 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 hands this 24th day of September, 1981

Randy M. Ross

Sherry J. Ross

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Randy M. Ross and wife, Sherry Lynn Ross the bargainors with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 24 day of Sept., 1981

Commission Expires: 7/21/85

Carol R. Rivers
Notary Public

CAROL R. RIVERS NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF)

COUNTY OF)

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 purpose 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 day of , 19 .

My Commission Expires:

Notary Public

WARRANTY DEED

FROM
Randy M. Ross and wife,
Sherry J. Ross

TO
Earl W. Powell, Jr. and wife,
Sherry Lynn Powell

G 6 1 6 1 9

IDENTIFICATION REFERENCE

SEP 28 2 56 PM '81

REGISTER'S OFFICE DAVIDSON COUNTY, TENN.

RETURN TO: Dearborn & Ewing
ATTORNEYS
NASHVILLE, TENN.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $ 44,000.00

Earl W. Powell

Subscribed and sworn to before me this 24 day of Sept., 1981

My Commission Expires: 7/21/85

Carol R. Rivers
Notary Public

CAROL R. RIVERS NOTARY PUBLIC DAVIDSON COUNTY, TENN.

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF BOOK 5799 PAGE 234

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

[illegible] CO
114.40 CO TX
.50 PRFEE
6.00 [illegible]
CHECK 130.90-1
[illegible] .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

661619

IDENTIFICATION REFERENCE

SEP 28 2 56 PM '81

REGISTER
DAVIDSON COUNTY, TENN.

No. 845538