# 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 |
|---|---|---|
| Robert Wayne Fulcher | Fidelity Federal Savings & Loan Assn. | Map 131-2 |
| Unit N-7 (NAME) | (NAME) | |
| 2116 Hobbs Rd. | 401 Union Street | Parcel A113 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville Tn. 37215 | Nashville, Tenn. 37219 | |
| (CITY) (STATE) (P. O. ZIP) | (CITY) (STATE) (ZIP) | |

BOOK 5881 PG 73

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~~ I, Fred L. James, Jr., an unmarried person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert Wayne Fulcher

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:

Being Unit No. N-7, of Hobbs House Condominium Apartments, of record in Book 4595, page 74, as amended in Book 5200, page 54, Register's Office for Davidson County, Tennessee, and by Master Deed of record in Book 5289, page 515, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Fred L. James, Jr. by deed from William Gerald Odom and wife, Kathy Bentley Odom, of record in Book 5552, page 273, Register's Office for said County.

Upon the delivery of this Warranty Deed, Grantee assumes the indebtedness secured by a deed of trust of record in Book 5297, page 492, said Register's Office, payable to Fidelity Federal Savings and Loan Association.

The above property is conveyed subject to the following:

1. 1982 Metropolitan Government taxes.

2. The Plan of record in Book 4595, page 74, as amended in Book 5200, page 54, said Register's Office.

3. Master Deed for Hobbs House Condominium Apartments of record in Book 5289, page 515, said Register's Office.

4. The above deed of trust assumed by Grantee.

MAY 5 11 22 AM '82
REGISTER'S OFFICE
DAVIDSON COUNTY, TN

6898855

IDENTIFICATION REFERENCE

This is ~~im~~unimproved ( ) property, known as Unit N-7, 2116 Hobbs Road, Nashville, Tenn. 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 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 my hand this 3rd day of May , 19 82.

Fred L. James, Jr.

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 Fred L. James, Jr. the bargainor with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained

Witness my hand and official seal at Nashville, Tennessee this 3 day of May, 1982.

Commission Expires: 7/21/85

Carol R. Rivers
Notary Public

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

Fred L. James, Jr., an unmarried person

TO

Robert Wayne Fulcher

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 $ 38,500.00.

Robert Wayne Fulcher

Subscribed and sworn to before me this 3 day of May, 1982.

My Commission Expires: 7/21/85

Carol R. Rivers
Notary Public

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

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

RECEIVED OF BOOK 5881 PAGE 75

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 |
|---|---|---|---|---|

3600.00- CO
106.10 CO TX
.50 PRFEE
6.00 MORTGAGE
CHECK 106.60-
5320A05/05/82 BAL .0

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

689855

IDENTIF. REFERENCE

MAY 5 11 22 AM '82

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 879329