512350-3 Box 13

BOOK 5956 PAGE 415

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 69,000.00

David E. Lovell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF October 19 82

Ann Thomas
Notary Public

MY COMMISSION EXPIRES: My Commission Expires JANUARY 22, 1984

(AFFIX SEAL)

This Instrument Was Prepared By
DENNEY, LACKEY & CHERNAU
218 Third Avenue North
Nashville, Tennessee 37201
NAME

THIS INSTRUMENT WAS PREPARED BY
ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David E. Lovell et al. (NAME)	Fidelity Federal Savings & Loan Assn. (NAME)	Map 42-11A
1020 Heritage Village (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Parcel 20
Madison, Tenn., 37115 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	11D-64025

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, FRED R. SCHMITZ AND WIFE, ANNA MARIE SCHMITZ

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DAVID E. LOVELL AND PAMELA FRANKLIN

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: Unit No. 1020, together with the carport designated No. 1020, a family unit type No. C, in a Horizontal Property Regime which is located on the Plan of Section 1, Heritage Village Condominium of record in Book 4675, page 46, said Register's Office, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Fred R. Schmitz and wife, Anna Marie Schmitz by deed from David L. Pollack, Trustee of record in Book 5029, page 327, Register's Office for Davidson County, Tennessee.

This conveyance is made subject 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, 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 wihtout limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime of Heritage Village Condominiums of record in Book 4758, page 179, said Register's Office, and By-Laws of record in Book 4758, page 190, as amended in Book 4808, page 829, said Register's Office.

This is unimproved ( ) improved (X) property, known as 1020 (House Number) Heritage Village (Street) Madiosn, Tenn., 37115 (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 27th day of October, 19 82

Fred R Schmitz
Fred R. Schmitz
James D Craig As Att. in fact

Anna Marie Schmitz
Anna Marie Schmitz
James D Craig as Att. in fact

BOOK 5956 PAGE 416

STATE OF Tennessee)
COUNTY OF Davidson)

On this 27th. day of October, 19 82, before me Jane Thomas, a Notary public in and for said County and State, personally appeared James Craig to me known to be the person who executed the foregoing instrument in behalf of Fred R. Schmitz& Anna Marie Schmitz and acknowledged that he executed the same as the free act and deed of the said Fred R. Schmitz and wife, ~~Anna Marie~~ Schmitz.

Witness my hand and seal at Nashville, Tennessee, this 27th. day of October, 1982.

Jane Thomas
Notary Public

My Commission Expires: My Commission Expires JANUARY 22, 1984

WARRANTY DEED

FROM

Fred R. Schmitz and wife,

Anna Marie Schmitz

TO

David E. Lovell, and

Pamela Franklin

H 14664

IDENTIF. REFERENCE

OCT 28 2 52 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

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

BOOK 5356 PAGE 417

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
			49000.00-	CO
			127.40	CO TX
			.50	PRFEE
			6.00	WDEED
			CHECK	133.90-
6624A	10/28/82		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H I 4 6 6 4

IDENTIFICATION REFERENCE

OCT 28 2 52 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 907203