FORM NO. WD-1

H 1 5 3 0 9

BOOK 5958 PAGE 593

IDENTIF. REFERENCE

Nov 2 9 45 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 76,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF November 1982.

Notary Public

MY COMMISSION EXPIRES 1-22-84

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS & ADAMS, ATTORNEYS
2210 Crestmoor Road - Nashville, Tennessee 37215

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Michael Stallins (NAME)	Fidelity Federal Savings & Loan (NAME)	116-3-B
4505 Harding Road, Unit 177 (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	177
Nashville, TN 37205 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	7DA-78055

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, Mary B. Nicoll, formerly Mary B. Fitts, and husband Wallace Nicoll,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael Stallins, unmarried,

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, being Unit No. 177 on the plan of Royal Oaks Apartments, Condominium Apartments, of record in Book 5200, page 45, Register's Office for said County, which plan and record thereof are incorporated herein and made a part hereof by reference.

BEING the same property conveyed to Mary B. Fitts, an unmarried woman, now known as Mary B. Nicoll, by deed from Margaret Dale Rader, an unmarried woman, of record in Book 5717, page 478, and corrected in Book 5729, page 833, both in the Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictions, easements, liens and other matters as set forth in the Master Deed and By-Laws of record in Book 5282, page 972, Register's Office for said County.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the grantee to assume the unpaid balance of a note secured by a first mortgage deed of trust to Fidelity Federal Savings & Loan Association of record in Book 5389, page 11, Register's Office for Davidson County, Tennessee, and that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the said grantee.

This is unimproved ( ) improved (X) property, known as Unit 177 Royal Oaks Condominiums, Nashville, Tennessee 37205
(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 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 1st day of November, 1982

Mary B. Nicoll

Wallace Nicoll

STATE OF TENNESSEE
Davidson County

BOOK 5958 PAGE 594

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary B. Nicoll and Wallace Nicoll,

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 1st day of November 1982

Commission expires 1-22-84

John J. Adams
Notary Public

STATE OF TENNESSEE
Davidson County

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 purposes 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 the _____ day of _____, 19____

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

MARY B. NICOLL AND HUSBAND,

WALLACE NICOLL

TO

MICHAEL STALLINS

WILKINS & ADAMS
ATTORNEYS AT LAW
2210 CRESTMOOR ROAD
NASHVILLE, TENNESSEE 37215

dp

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5958 PAGE 595

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
			76000.00- CO	
			197.60 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 204.10-	
7377A11/02/82			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 15309

IDENTIF. REFERENCE

Nov 2 9 45 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 907930