H 23043

IDENTIF. REFERENCE

DEC 28 9 42 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

BOOK 5982 PAGE 502

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 46 100.00

Alexander Lemon Jr
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 21ST DAY OF DECEMBER 19 82.

Patricia L Clark
Notary Public

MY COMMISSION EXPIRES: 4/21/85

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Harold Reeves, Attorney (NAME) 640 Spence Lane Nashville, Tn. 37217 (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alexander Lemon Jr. (NAME)	Union Modern Mortgage Corporation (NAME)	108-8-5
3187 Elm Hill Pike (STREET ADDRESS OR ROUTE NUMBER)	P. O Drawer 3318 (STREET ADDRESS)	03D-73908
Nashville, Tennessee 37214 (CITY) (STATE) (P. O. ZIP)	Little Rock, Arkansas 72203 (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 TennReal Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Alexander Lemon Jr. et ux Gloria J. Lemon, tenants by the entirety

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. 5, Lot No. 79 in a Horizontal Property Regime as shown on the condominium site plan, Section 2, Phase IV, Quail Valley, as of record in Plat Book 5800, Page 69 and 70, Register's Office, Davidson County, Tennessee.

BEING part of the property conveyed to TennReal Inc. by deed from Harold Reeves, Trustee of record in Book 5911, Page 298, said Register's Office.

THIS conveyance is made subject to restrictions of record in Book 4800, Page 254, Book 5753, Page 562, and amended in Book 5955, Page 703, said Register's Office.

THIS conveyance is made subject to all provisions and requirements of the Tennessee Horizontal Property Act, as set out in Sec. 64-2701 et seq. of the Tennessee Code Annotated and the By-Laws for the administration thereof; all restrictions, easements, etc., rights and interest in favor of other unit owners; options, burdens, assessments and undertakings, etc. contained in the Master Deed of record in Book 5903, Page 149, said Register's Office.

THIS conveyance is subject to any and all existing easements of record.

unimproved ( )
This is improved ( ) property known as 3187 Elm Hill Pike (House Number) (Street) Nashville, Tennessee 37214 (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 my hand this 21ST day of DECEMBER, 1982

TennReal Inc.

By: [signature]
President

OFFICIAL RECEIPT

STATE OF TENNESSEE
Davidson County

BOOK 5982 PAGE 503

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19____

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Harold Reeves with whom I am personally acquainted and who upon (his oath) acknowledged (himself) to be the President and _____ respectively of the TennReal Inc. the within named bargainor, a corporation, and that (he) as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Harold Reeves as such President, and attesting the same by the said _____

Witness my hand and official seal at office at Nashville, Tennessee on this the 21st day of December 19 82

My commission expires 4/21/85

Patricia L Clarke
Notary Public

WARRANTY DEED

FROM

TennReal Inc.

TO

Alexander Lemon Jr. and wife,

Gloria J. Lemon

title escrow, inc.

suite 218
640 spence lane
nashville, tennessee 37217

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

RECEIVED OF _____

FOR _____

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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

46100.00- CO
115.86 CO TX
.50 PRFEE
6.00 WDEED
CHECK 126.36-
735aA12/28/82 CAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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IDENTIF. REFERENCE

DEC 28 9 42 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 917598