THE LANCASTER, a Condominium
UNIT WARRANTY DEED

FROM: LANCASTER PROPERTIES

TO: ELIHU J. FLAX

BOOK 5986 PAGE 130

Mail

THIS INSTRUMENT PREPARED BY:
A. Harrison Johnson, Jr.
Chambers Johnson Wyckoff & Beckner
12th Floor, First American Center
Nashville, Tennessee 37238

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elihu J. Flax	Security Federal	To be assigned EL
(NAME)	(NAME)	
Unit 101, 3909 Whitland Avenue	Mortgage Lending & Servicing Center	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37205	Nashville, TN 37215	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP	

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $60,900.

Subscribed and sworn to before me, this the 30th day of December, 1982.

Affiant

My commission expires: 10-15-83
(Affix seal) Notary Public

NOTARY PUBLIC DAVIDSON COUNTY TENN.

(FOR REGISTER'S USE)

FOR AND IN CONSIDERATION of the sum of TEN AND 00/100 ($10.00) DOLLARS and and other good and valuable considerations, cash in hand paid by ELIHU J. FLAX, an unmarried man, (the "Grantee" herein), and in further consideration of the Grantee's assumption of and agreeing to perform the obligations of Grantor under a certain promissory note dated November 12, 1982, in the original principal sum of $59,300 and a certain deed of trust of even date therewith of record in Book 5964, Page 431, Register's Office for Davidson County, Tennessee, the receipt whereof is hereby acknowledged, the undersigned Grantor, LANCASTER PROPERTIES, has hereby bargained and sold, and by these presents does transfer and convey unto the said Grantee, ELIHU J. FLAX, his heirs and assigns, a certain interest in land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit No. 101 as shown on the Plat of The Lancaster Condominiums of record in Book 5200, Page 460, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements of The Lancaster Homeowners' Association, as described in Book 5963, Page 441, et seq., said Register's Office.

Being part of the same property conveyed to Lancaster Properties of record in Book 5964, Page 420, said Register's Office.

Grantor does hereby transfer, sell and assign unto Grantee all of its right, title and interest in and to any occupancy lease which might affect such Unit. In the event that Grantee does have such an interest Grantor has this date paid Grantee a cash consideration for such leasehold interest in the Unit.

This conveyance is given subject to the terms, covenants and conditions of a certain "Apartment Reservation Agreement" by and between Grantor and Grantee wherein Grantor agreed to sell the Unit and Grantee agreed to purchase the Unit; a copy is available for examination at the office of Grantor at Suite 800, Nashville City Bank Building, Nashville, Tennessee 37201. Such "Apartment Reservation Agreement" is incorporated by reference as if fully copied herein.

OFFICIAL RECEIPT

Further, this conveyance is given subject to:

1. ~~1982 taxes, which have been prorated and adjusted as of the date hereof.~~

2. The terms and conditions of the Horizontal Property Act of Tennessee, the above Master Deed and By-Laws, the above Condominium Plat, and any amendments thereto.

BOOK 5986 PAGE 131

This is improved property, known as 3909 Whitland Avenue, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD the said Unit and undivided interest with the appurtenances, estate, title and interest thereto belonging to the said ELIHU J. FLAX, his heirs and assigns, forever.

And Grantor does covenant with the said Grantee, that it is lawfully seized and possessed of said Unit and undivided interest in fee simple; has a good right to convey it, and the same is unencumbered, except as herein set forth.

And Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said Unit and undivided interest to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS the Grantor's signature this 30th day of December, 1982.

LANCASTER PROPERTIES

BY: DUKES, DUKES & LEDFORD

By: _____
Glenn Dukes

By: _____
Buddy Dukes

By: _____
Tom Ledford

JIM BEUERLEIN

H 23840

IDENTIF. REFERENCE

DEC 30 4 05 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public of the State and County aforesaid, personally appeared GLENN DUKES, BUDDY DUKES AND TOM LEDFORD, with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be Partners of DUKES, DUKES & LEDFORD, the within named bargainor, a Tennessee general partnership, and that they, as such Partners, being authorized to do so, executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 30th day of December, 1982.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: 10-15-83.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JIM BEUERLEIN, 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 seal this 30th day of December, 1982.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: 10-15-83.

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

RECEIVED OF _____

FOR _____ BOOK 5986 PAGE 132

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
			158.34 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	164.84-
			B427A12/30/82 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 2 3 8 4 0

T
IDENTIF. REFERENCE

DEC 30 4 05 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 918604