3043

540053-2

FORM NO. WD-1

BOOK 6033 PAGE 143

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 148,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF March, 1983.

Notary Public

MY COMMISSION EXPIRES: October 19, 1986

(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark McDonald et ux. (NAME)	Fidelity Federal Savings & Loan Assn. (NAME)	Pt. of Map 117-7
118 Hampton Place (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Parcel 66
Nashville, Tennessee 37215 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	TDA-26275

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, HAMPTON PLACE JOINT VENTURE, A JOINT VENTURE COMPOSED OF FOUR-O-ONE FINANCIAL CORPORATION AND ROARK, INC.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARK MCDONALD AND WIFE, NANCIE B. MCDONALD

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. 118 of Hampton Place Townhomes as shown on the Plan of record in Book 5200, page 421, said Register's Office, to which plan reference is hereby made for a more complete legal description.

Being part of the same property conveyed to Hampton Place Joint Venture by deed from David R. Emery, Trustee of record in Book 5674, page 288, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to 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 Hampton Place Townhomes, of record in Book 5891, page 897, said Register's Office, and By-Laws of record in Book 5891, page 937, said Register's Office.

unimproved ( )
This is improved (X) property, known as 118 (House Number) Hampton Place (Street) Nashville, Tennessee 37215 (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 30th day of March, 19 83

HAMPTON PLACE JOINT VENTURE

BY: FOUR-O-ONE FINANCIAL CORPORATION
By: William J. Hurst

BY: ROARK, INC.
By:

STATE OF TENNESSEE
Davidson County

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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, Rebecca A. Garner, a Notary Public within and for the State and County aforesaid, personally appeared William J. Hunt and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the Director and _____ respectively of the Four-O-One Financial Corporation the within named bargainor, a corporation, and that (he) (they) as such Director 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 William J. Hunt as such Director, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at Nashville, Tennessee on this the 30th day of March, 19 83

My commission expires October 19, 1986

Rebecca A. Garner
Notary Public

WARRANTY DEED

FROM Hampton Place Joint Venture

TO Mark McDonald and wife, Nancie B. McDonald

H 4 0 4 1 0

IDENTIF. REFERENCE

APR 6 2 43 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON

Before me, Rebecca A. Garner, a Notary Public of the State and County aforesaid, personally appeared C. LeRoy Norton, Jr., with whom I am personally acquainted, and who, upon oath, acknowledged himself, to be President of the Roark, Inc., the within named bargainor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by singing the name of the corporation by himself as President.

Witness my hand and seal, at office in Nashville, Tennessee, this 30th day of March, 1983.

Rebecca A. Garner
Notary Public

My Commission expires:
October 19, 1986

04/06 3 1 30 CHECK
8451

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

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RECEIVED OF_____

FOR_____

CO -CONVEYANCE	CC -CERTIFIED COPY	MISC -MISCELLANEOUS
MO -MORTGAGE	REL -RELEASE	COTX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE	MOTX -STATE TAX MORT
TD -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

148000.00- CO
384.80 CO TX
.50 PRFEE
6.00 WDEED
CHECK 391.30-
8451 A04/06/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 4 0 4 1 0

IDENTIF. REFERENCE

APR 6 2 43 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 940239