FORM NO. WD-1

File # 25

BOOK 6054 PAGE 619

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $43,500.00

Melvin G. Roach
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF May, 1983.

Notary Public

MY COMMISSION EXPIRES: 1-22-84

(AFFIX SEAL)

This Instrument Was Prepared By
~~DENNEY, LACKEY & CHERNAU~~ THIS INSTRUMENT WAS PREPARED BY
218 Third Avenue North
~~Nashville, Tennessee 37201~~
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Melvin G. Roach (NAME)	Sunkist Service Company (NAME)	Map 162-9A
#28, 5515 Country Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Drawer D (STREET ADDRESS)	Parcel 28
Nashville, TN 37211 (CITY) (STATE) (P. O. ZIP)	Stockton, CA 95201 (CITY) (STATE) (ZIP)	5DU-55904

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, FIDELITY FEDERAL SAVINGS & LOAN ASSOCIATION OF TENNESSEE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MELVIN G. ROACH AND WIFE, DOROTHY S. ROACH

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, to-wit:

Townhouse No. 28, Building No. 4, in a Horizontal Property Regime as shown on the Plan of Hickory Valley Condominiums, Phase 2, as of record in Book 4460, page 133, said Register's Office, to which plan reference is hereby made.

Being the same property conveyed to Fidelity Federal Savings & Loan Association of Tennessee by deed from Stephen M. Miller, Successor Trustee of record in Book 5925, page 278, 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 Hickory Valley Condominiums, Phase 2, as of record in Book 4659, page 32, as amended in Book 4937, page 429, said Register's Office, and By-Laws of record in Book 4569, page 39, said Register's Office.

This is unimproved ( ) improved (X) property, known as #28, 5515 Country Drive, Nashville, TN 37211
(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 hands this 10th day of May, 1983

FIDELITY FEDERAL SAVINGS & LOAN ASSOCIATION OF TENNESSEE

ATTEST: Carline T. Crosby
Vice President

By: W. M. McClure
Senior Vice President

STATE OF TENNESSEE
Davidson County

BOOK 6054 PAGE 620

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, a Notary Public within and for the State and County aforesaid, personally appeared W. M. McBride and Earline T. Ormsby with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the Senior Vice President and Vice President respectively of the Fidelity Federal Savings & Loan Association of Tennessee the within named bargainor, a corporation, and that (they) as such Senior Vice President and Vice 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 W. M. McBride as such Senior Vice President and attesting the same by the said Earline T. Ormsby as such Vice President.

Witness my hand and official seal at office at Nashville, Tennessee on this the 10th day of May, 19 83

My commission expires January 22, 1984

_____
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

5332 05/11/83 19.60- CHECK

WARRANTY DEED

FROM

Fidelity Federal Savings & Loan Association of Tennessee

TO

Melvin G. Roach and wife, Dorothy S. Roach

H 47141

IDENTIF. REFERENCE

MAY 11 12 16 PM '83

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

RECEIVED OF_____

FOR_____

BOOK 6054 PAGE 621

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

40503.00- CO
113.10 CO TX
.50 PRFEE
6.00 MDEED
CHECK 119.60-
6682A05/11/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 4 7 1 4 1

IDENTIF. REFERENCE

MAY 11 12 16 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 948196