OFFICIAL RECEIPT

This Instrument Prepared By Harris A. Gilbert, Attorney, 13th Floor, Third National Bank Building, Nashville, Tennessee 37219.

610103-8

WARRANTY DEED

BOOK 6178 PAGE 657

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
John L. Brown and wife,	Fidelity Federal S & L	64-12A-926
Patty L. Brown (NAME)	(NAME)	
926 Old Fountain Place	401 Union Street	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Hermitage, TN 37076	Nashville, TN 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION NASHVILLE

FOR AND IN CONSIDERATION of the sum of SIXTY-TWO THOUSAND NINE HUNDRED ($62,900.00) AND NO/100's ---------- Dollars,

Paid by John L. Brown and wife, Patty L. Brown, Lora Lee Brown, Unmarried receipt and sufficiency of which is hereby acknowledged,

Fox Run Company, Inc., a Tennessee corporation,

has this day bargained and sold, and does hereby transfer and convey unto the said John L. Brown and wife, Patty L. Brown, and Lora Lee Brown, Unmarried

the Grantees herein, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 926, of Fox Run Condominiums, First Revision - Part of Section 2, as of record in Book 5200, page 148, Register's Office for said County, to which reference is hereby made for a more complete and accurate description of said unit.

BEING part of the property conveyed to FOX RUN COMPANY, INC., by deed from Harris A. Gilbert, Trustee and Norman W. Ginsberg, Trustee, of record in Book 6075, page 159, Register's Office for Davidson County, Tennessee and rerecorded in Book 6081, page 541, said Register's Office, and corrected in Book 6173, Page 508 said Register's Office.

H87339 IDENTIF. REFERENCE Nov 10 2 40 PM '83 FEE $ ... REGISTER DAVIDSON COUNTY TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $62,900.00

Subscribed and sworn to before me, this the 17th day of November 19 83

Affiant

My commission expires My Commission Expires APRIL 19, 1987 Notary Public

unimproved ( )
This is improved (X) property, known as 926 Old Fountain Place, Hermitage, TN 37076 (House Number) (Street) P.O. Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever, and we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered SEE RESTRICTIONS ON REVERSE.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns against the lawful claims of all persons.

Whenever 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 15 day of October 83, the corporate party, if any, having caused these presents to be executed by its duly authorized officers on said day and date

FOX RUN COMPANY, INC.

BY: HARRIS A. GILBERT, SECRETARY

11/18/83 THE 3753

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 6178 PAGE 658

Personally appeared before me, ... *a Notary Public in and for said County and State,* .....

the within named 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 }
COUNTY OF DAVIDSON }

Before me, ... the undersigned ....., *a Notary Public of the State and County aforesaid, personally appeared* Harris A. Gilbert ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* Secretary ..... *of the* Fox Run Company, Inc. ....., *the within named bargainor, a corporation, and that* he *as such* Secretary ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* him *self as* Secretary .....

Witness my hand and seal, at office in ..... Nashville, Tennessee, *this* 11th *day of* October, *19* 83

Commission expires July 21, 1984

..... *Notary Public*

Conveyance of such property is made expressly subject to the following: (1) The Plan of record in Book 5200, page 148, said Register's Office, shows an Owner's Certificate, and certain easements and set-back lines; (2) The premises herein is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, as amended, 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 without limitations all conditions, covenants, restrictions, options, burdens, liens, assessments and other undertakings contained in the Master Deed as of record in Book 5535, page 713, Register's Office for Davidson County, Tennessee; and as corrected by Deed of Correction of record in Book 5895, page 516, said Register's Office; and Second Deed of Correction of record in Book 5936, page 301, said Register's Office; (3) Taxes for the current year which have been prorated and the payment of which has been assumed by the grantee.

WARRANTY DEED

FROM

FOX RUN COMPANY, INC.

TO

JOHN L. BROWN and wife,

PATTY L. BROWN, and

LORA LEE BROWN, UNMARRIED

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 6178 PAGE 659

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
			62900.00- CAMT.	
			163.54 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 170.04-	
			3753A11/18/83 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H87339

IDENTIF. REFERENCE

Nov 10 2 40 PM '83

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 994534