FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

30713

#512419-3

FORM NO. WD-1

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This instrument was Prepared By
DENNEY, LACKEY & BERNAU
218 Third Avenue North
Nashville, Tennessee 37201

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $27,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF January 1984.

Notary Public

MY COMMISSION EXPIRES: 1-2-84

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fred D. Culbreath et ux (NAME)	Fidelity Federal Savings and Loan (NAME)	Map 104-6A-64
Rt 2, Box 361 (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	
Cottontown, TN 37048 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	26W-9676

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, ROSS I. EVANS, JR., TRUSTEE, WITH FULL POWER TO TRANSFER ASSIGN, CONVEY MORTGAGE ENCUMBER OR OTHERWISE DEAL WITH SAID REAL ESTATE WITHOUT THE JOINDER OF ANY BENIFICIARY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO FRED D. CULBREATH AND WIFE, ANNA M. CULBREATH

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:

Land in Davidson County, Tennessee, being Lot No. 703E, on the Plan of Continental Condominiums of record in Plat Book 5200, page 399, said Register's Office, as amended in Book 6135, page 788, said Register's Office to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Ross I. Evans, Jr., Trustee with full power to convey, transfer, assign, mortgage encumber or otherwise deal with said real estate, without the joinder of any beneficiary by deed from Ronald N. Greenfield Trustee, with full power of record in Book 5848, page 701, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to a permanent overhang easement for the construction and maintenance of an electrical power transmission line, said right conveyed in Book 4825, page 592, said Register's Office, as amended in Book 6135, page 788, said Register's Office to all easements and setback lines as shown on the Plat of record in Book 5200, page 399, said Register's Office, and all the provision of the Tennessee "Horizontal Property Act" as the same is set out in Section 64-2701 et seq. of and is subject to the By-Laws for the Administration thereof; also subject to easements and to 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 assessments, and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime of Continental Condominiums of record in Book 5862, page 589, said Register's Office and By-Laws of record in Book 5862 page 626, Register's Office for Davidson County, Tennessee, as amended in Book 6135, page 788, said Register's Office.

This is improved (X) unimproved ( ) property, known as 3415 West End Avenue, Unit 703E, Nashville, Tennessee 37203
(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 my hand this 12th day of January, 1984

Ross I. Evans, Jr. Trustee

ROSS I. EVANS, JR., TRUSTEE

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named Ross I. Evans, Jr., Trustee

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 official seal at Nashville, Tennessee, this 12th day of January 19 84.

Commission expires 1-22-84

Jane Thomas
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ 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 _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
Ross I. Evans, Jr., Trustee

TO
Fred R. Culbreath and wife
Anna M. Culbreath

Attorneys Title Company
Title Guaranteed
NASHVILLE, TENN.

01/12 79.04- CHECK

H 9 7 2 2 7

IDENTIF. REFERENCE

JAN 12 3 12 PM '84

FELIX ZOLLICOFFER REGISTER
DAVIDSON COUNTY, TN

5864

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
			27901.00- CAMT.	
			72.54 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	79.04-
5864401/12/84			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H97227

IDENTIF. REFERENCE

JAN 12 9 12 PM '84

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 6298