FORM NO. WD-1

BOOK 6270 PAGE 908

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $47,270.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF APRIL, 1984.

Notary Public

MY COMMISSION EXPIRES: 4/25/87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
LEONARD PHELPS (NAME)	FIDELITY FEDERAL SAVINGS AND LOAN (NAME)	97-8-A-101 CO
Unit S-5, 5001 Bell Road (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	4D 86850
Hermitage, Tennessee 37076 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	

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, I, BILLIE KAY MARTIN, unmarried,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LEONARD PHELPS, unmarried,

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: Apartment No. 5 of Building S, in the Horizontal Property Regime of Lake Chateau, Section 1, according to the plat of record in Book 4675, page 41, 42, 43 and 44, as amended in Book 5050, page 3, said Register's Office, together with the carport and storage area attached to said apartment.

BEING THE same property conveyed to Billie Kay Martin, unmarried, by deed from Eugene T. Roberts, unmarried, of record in Book 5953, page 8, 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 without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime of Lake Chateau of record in Book 4756, page 743, said Register's Office, as amended in Book 5819, page 432, said Register's Office, and By-Laws as amended in Book 5708, page 781 and Book 5718, page 988, said Register's Office, included in said Master Deed are certain perpetual easement in the land for the purpose of using land area of the property in conjunction with any adjoining and contiguous acreage, said Master Deed also imposes restrictions and limitations on any co-owner respecting the sale or leasing of the premises.

IT IS understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Fidelity Federal Savings and Loan of record in Book 5953, page 11, Register's Office*

This is unimproved ( ) improved (XX) property, known as UNIT S-5, 5001 Bell Road, Hermitage, Tenn. 37076
(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 3rd day of APRIL, 19 84

Billie Kay Martin, by Laurel C. Wagner, Atty-In-Fact
BILLIE KAY MARTIN

*for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

OFFICIAL RECEIPT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BOOK 6270 PAGE 909

On this the 3rd day of April, 1984, before me personally appeared Pamela Mangrum to me known to be the person who executed the foregoing instrument in behalf of Billie Kay Martin, as her Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said Billie Kay Martin, as though she had acted personally.

Witness my hand and official seal at Nashville, Tennessee, this the 3rd day of April, 1984.

Notary Public

My Commission Expires: 12/29/86

and ..., acting ... executed the ... 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

TO

PREPARED BY:

SATURN & MAZER, Attorneys
212 Third Avenue, North
Nashville, Tennessee 37201

Phone: 259-3666

IDENTIFYING REFERENCE

APR 16 10 03 AM '84

FELIX A. MILLSAPS, REGISTER
DAVIDSON COUNTY, TN

115572

04/16 129.40- CHECK

3617

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

RECEIVED OF _____

FOR BOOK 6270 PAGE 910

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
			47270.00- CAMT.	
			122.98 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	129.48-
861704/16/84			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11557 2

IDENTIF. REFERENCE

APR 16 10 03 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 28366