#3138

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter Jr., Atty.
254 Highlands Bldg.
Brentwood, Tennessee 37027

BOOK 6286 PAGE 532

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mr. & Mrs. Ronald Smith (NAME)	First Federal Savings and Loan Association of Tullahoma, TN (NAME)	103-16C
4225 Harding Road - #609 (STREET ADDRESS OR ROUTE NUMBER)	308 North Jackson Street (STREET ADDRESS)	609
Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	Tullahoma, Tennessee 37388 (CITY) (STATE) (ZIP)	FB #7DA-79749

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, WELLINGTON ARMS APARTMENTS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RONALD SMITH and wife MYRA T. SMITH

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 Unit 609 on the Plan of Wellington Arms, a condominium development as of record in Plat Book 5200, page 316, Register's Office for said County, to which plan reference is made for a more complete description.

Being part of the same property conveyed to Wellington Arms Apartments, a partnership, by deed from CRC Equities, Inc., a Tennessee corporation of record in Book 6181, page 235, said Register's Office.

This conveyance is made subject to: (1) 1984 Taxes, which have been prorated and assumed by the Buyer(s); (2) Master Deed of record in Book 5721, page 241, corrected in Book 5740, page 897; (3) By-Laws in Book 5721, page 288; and (4) All matters appearing on the Plan of record in Plat Book 5200, page 316, said Register's Office.

I 2 0 3 4 8

T IDENTIF. REFERENCE

MAY 7 11 24 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved(XX) property, known as 4225 Harding Road #609 Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 30th day of April, 19 84.

WELLINGTON ARMS APARTMENTS

BY: Robert D. Short

Robert D. Short, Jr., Partner

STATE OF TENNESSEE

COUNTY OF _____ BOOK 6286 PAGE 533

Personally appeared before me, the undersigned, 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 _____, this _____ day of

_____, 19____.

My 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 Robert D. Short, Jr.

_____ with whom I am personally acquainted,* and who, upon oath, acknowledged him self to be

partner of the WELLINGTON ARMS APARTMENTS

the within named bargainor, a ~~corporation,~~ partnership and that as such partner, being authorized so to do, executed

the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said Robert D.

Short, Jr. as such partner.

Witness my hand and official seal, at Nashville, Tennessee

this 30th day of April, 19 84.

*or proven to me on the basis of satisfactory evidence, _____ Notary Public

Commission expires 1/20/85

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 92,500.00

_____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF April 19 84

MY COMMISSION EXPIRES: 1/20/85 _____
(AFFIX SEAL) Notary Public

WARRANTY DEED

FROM

WELLINGTON ARMS APARTMENTS

a partnership

TO

RONALD SMITH and wife,

MYRA T. SMITH

Return To:
First Title & Escrow Company, Inc.
P.O. Box 926
256 Highland Building
BRENTWOOD, TENNESSEE 37027-0926
File Box #38

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 6286 PAGE 534

RECEIVED OF _____

FOR _____

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
			92500.00- CAMT.	
			240.50 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	247.00-
4375A05/07/84			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 2 0 3 4 8

IDENTIF. REFERENCE

MAY 7 11 24 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 33960