FORM NO. WD-1

BOOK 6383 PAGE 528

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $92,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 14 DAY OF September 1984

Notary Public

MY COMMISSION EXPIRES: 1-29-88

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
James D. Stubbs, Attorney, 4343 Lebanon Rd., Hermitage, TN 37076
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Julian B. Litchford, et and J. Britt Litchford (NAME)	ux SAME (NAME)	64-12-A
714 Blue Brick Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	714
Hermitage, TN 37076 (CITY) (STATE) (P. O. ZIP)	(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, Fox Run Company, Inc. , a Tennessee Corporation,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Julian B. Litchford and wife, Lunelle C. Litchford, and J. Britt Litchford, as tenants in common with right of survivorship,

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, being Unit 714, of Fox Run Condominiums, Section II, 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, said Register's Office, and re-recorded in Book 6081, Page 541, said Register's Office, and corrected by Quit Claim Deed of Correction of record in Book 6173, Page 508, said Register's Office.

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 Owner's Certificate, and certain easements and set-back lines; (2) Revised Plat of part of Fox Run Condominiums (Section II), of record in Book 6250, Page 118, said Register's Office; (3) 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

This is unimproved ( ) improved (X) property, known as 714 Blue Brick Drive, Hermitage, Tennessee 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 12 day of September, 1984

Fox Run Company, Inc.
by

09/17 243.04 - CHECK

998

STATE OF TENNESSEE
Davidson County

BOOK 6383 PAGE 529

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, (or proved to me on the basis of satisfactory evidence) 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___.

_____ Notary Public

Commission Expires _____

STATE OF TENNESSEE
Davidson County

Before me, the undersigned a Notary Public in and for the State and County aforesaid, personally appeared Harris A. Gilbert

_____

_____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Secretary _____ of the Fox Run Company, Inc. a corporation, and that he as such Secretary, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Secretary.

Witness my hand and official seal at Nashville, Tenn., Tennessee, this 7th day of September, 1984.

Commission Expires 10/19/86

Nancy W. Smith Notary Public

WARRANTY DEED

FROM

FOX RUN COMPANY, INC.

TO

JULIAN B. LITCHFORD and wife, LUNELLE C. LITCHFORD, and J. BRITT LITCHFORD, as tenants in common with right of survivorship

RUSH

150142

IDENTIF. REFERENCE

SEP 17 12 37 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

Office; and second Deed of Correction of record in Book 5936, Page 301, said Register's Office; and as amended by Deed of Amendment to Master Deed of record in Book 6370, Page 817, Said Register's Office. (4) Taxes for the current year which have been prorated and the payment of which has been assumed by the Grantee.

OFFICIAL RECEIPT

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

BOOK 6383 PAGE 530

RECEIVED OF _____

FOR _____

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
			92900.00- CAMT.	
			241.54 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	248.04-
0999A09/17/84			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1:50 1:42

IDENTIF. REFERENCE

SEP 17 12 37 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0069513