This Instrument Prepared By
PORCH, PEELER, WILLIAMS,
THOMASON & BRADLEY
ATTORNEYS AT LAW
WAVERLY, TENNESSEE 37185

mail

I hereby swear, or affirm, that the actual consideration for this transfer, or value of the property transferred, whichever is greater is $ 32,500.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 14 day of Sept 19 84

Register or Notary Public

my commission expires 10-12-88

Send Tax Bills to:

Security Federal
Savings & Loan Assn.
4235 Hillsboro Road
Nashville, TN 37215

New Owner:
James Morris Powers, Jr.
South Church Street
Waverly, TN 37185

Map 103-16-D
Par 205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Thousand Dollars ($1,000), cash in hand paid by James Morris Powers, Jr. to George A. Hill, III, and the assumption by James Morris Powers, Jr. of a certain deed of trust and note secured thereby owing to Security Federal Savings and Loan Association which is of record in Book 5964, page 590, Register's Office of Davidson County, Tennessee, and the further assumption of a certain deed of trust and note secured thereby owing to Lancaster Properties, said deed of trust being of record in Book 5964, page 597, Register's Office of Davidson County, Tennessee, I, George A. Hill, III, have hereby bargained and sold, and by these presents do transfer and convey unto James Morris Powers, Jr., his heirs and assigns, my one-half undivided interest in and to certain land in Davidson County, State of Tennessee, described as follows:

BEING Unit No. 205 as shown on the Plat of the Lancaster Condiminiums of record in Book 5200, page 460, Register's Office of Davidson County, Tennessee, together with an undivided interest in the common elements of the Lancaster Homeowners Association, as described in Book 5963, page 441, et. seq., said Register's Office.

BEING the same property conveyed to James Morris Powers, Jr. and George A. Hill, III, as tenants-in-common, by deed from Lancaster Properties of record in Book 5964, page 586, Register's Office of Davidson County, Tennessee.

09/19 34.00 CHECK

1662

This conveyance is given subject to the terms, covenants and conditions of a certain "Apartment Reservation Agreement" by and between Lancaster Properties and James Morris Powers, Jr. and George A. Hill, III, wherein Lancaster Properties agreed to sell the unit and James Morris Powers, Jr. and George A. Hill, III agreed to purchase the unit; a copy is available for examination at the office of Lancaster Properties as Suite 800, Nashville City Bank Building, Nashville, Tennessee 37201. Such "Apartment Reservation Agreement" is incorporated by reference as if fully copied herein.

Further, this conveyance is given subject to:

1. 1984 property taxes.

2. The terms and conditions of the Horizontal Property Act of Tennessee, the above Master Deed and By-Laws, the above condominium plat, and any amendments thereto, and the deeds of trust being assumed hereby.

This is improved property, known as 3909 Whitland Avenue, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD the said unit and undivided interest with the appurtenances, estate, title and interest thereto belonging to the said James Morris Powers, Jr., his heirs and assigns, forever.

And I do hereby covenant with the said James Morris Powers, Jr. that I am lawfully seized and possessed of a one-half interest in said unit and undivided interest in fee simple; that I have a good right to convey it, and the same is unincumbered, except as herein set forth.

And I do hereby further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said one-half interest to the said unit and undivided interest to the said James Morris Powers, Jr., his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 22 day of August, 1984.

George A. Hill, III

STATE OF TENNESSEE)
)
COUNTY OF Shelby)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named George A. Hill, III, 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 seal at office in Memphis, Tennessee on this 2nd day of August, 1984.

Notary Public

My Commission Expires:
1-16-85

I-5071
IDENTIF. REFERENCE
DEC 10 2 31 PM '84
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6385 PAGE 337

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
			320500.00- CAMT.	
			84.50 CSTAX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	94.00-
1662A09/19/84			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 5 0 7 0 1

IDENTIF. REFERENCE

SEP 19 2 31 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0070157