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B5414

FORM NO. WD-1

THIS INSTRUMENT PREPARED BY:
DENNEY, LACKEY & CHERNAU
218 Third Avenue, North
P. O. Box 3429
Nashville, TN 37219-0429

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $525,000.00

Rudy E. Ruark
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF December, 1984.

Robert [illegible]
Notary Public

MY COMMISSION EXPIRES: 12-1-87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rudy E. Ruark, Trustee	Fidelity Federal Savings & Loan	104-6A-130 26W-9610
(NAME)	(NAME)	
222 Third Ave. North(4th Floor)	401 Union Street	104-6A-131 26W-9611
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tn. 27201	Nashville, Tn. 37219	104-6A-132 26W-9612
(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~~ I, 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 BENEFICIARY, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RUDY E. RUARK, TRUSTEE, WITH FULL POWER TO TRANSFER, ASSIGN, CONVEY, MORTGAGE, ENCUMBER OR OTHERWISE DEAL WITH SAID REAL ESTATE WITHOUT THE JOINDER OF ANY BENEFICIARY 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 Unit Nos. 101, 102 and 103, 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 legal description.

Being part of the same property conveyed to Ross I. Evans, Jr., Trustee with full power to transfer, convey, 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 eleectrical power transmission line, said right conveyed in Book 4825, page 592, said Register's Office, to all easements and setback lines as shown on the Plat of record in Book 5200, page 399, as amended in Book 6135, page 788,*said Register's Office and all the provisions 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, said Register's Office.
*second amendment as of record in Book 6435, page 549, said Register's Office.

unimproved ( )
This is improved (X) property, known as Units 101,102 & 103, 3415 West End Ave. Nashville, Tn.
(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 6th day of December, 19 84

Ross I. Evans, Trustee

Ross I. Evans, Jr., Trustee

12/06 $371.50 CHECK

3188

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Robert E. Wood, 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, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 4th day of December 19 84.

Robert E. Wood Notary Public

Commission Expires 11-1-87

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

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 _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM
Ross I. Evans, Jr., Trustee

TO
Rudy E. Ruark, Trustee

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

I 6 8 3 5 2

IDENTIF. REFERENCE

Dec 6 4 19 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 _____

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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
			525000.00-	CAMT.
			1365.00	CSTAX
			.50	PRFEE
			6.00	WDEED
				CHECK 1371.50-
			3188A12/06/84	BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 6 8 3 5 2

IDENTIF. REFERENCE

Dec 6 4 19 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 91070