WOOD

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
James H. Hillin, et ux 901 Stirrup Drive Nashville, TN 37221	Fidelity Federal Savings & Loan Association 401 Union Street Nashville, TN 37219	133-11-A Par 35 co.
This instrument prepared by: Boult, Cummings, Conners & Berry, 222 Third Avenue, North, P. O. Box 198062, Nashville, TN 37219		

BOT 37

WARRANTY DEED BOOK 6469 PAGE 966

FOR AND IN CONSIDERATION of the sum of TEN and No/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, James P. Brown (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said James H. Hillin and wife, Suzanne C. Hillin (the "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described in Exhibit A which is attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year.

2. Deed of Trust to Vaden Lackey, Jr., Trustee, of record in Book 5527, page 273, Register's Office for Davidson County, Tennessee.

3. Plan of record in Book 5200, page 159, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $38,300.00.

James A. Hillin
Affiant

Subscribed and sworn to before me this 8th day of January, 1985.

Robert E Woods
Notary Public
My Commission Expires 4/1/87

REGISTER'S OFFICE DAVIDSON COUNTY

4. Easement of Record in Book 4308, page 647, said Register's Office.

5. The provisions of the Tennessee Horizontal Property Act as set out in § 66-27-101 et seq. of the Tennessee Code Annotated, and all easements, rights and interest in favor of other unit owners and utility easements now or hereafter established over, through or upon the land embracing Canterbury Hall Condominium regime; and all conditions, covenants and terms contained in the Master Deed of record in Book 5440, page 255, as amended in Book 5441, page 819, said Register's Office, and the By-laws of record in Book 5440, page 298, as amended in Book 5865, page 101, said Register's Office.

This is improved property, known as Unit F-1, Canterbury Hall Condominiums, 500 Paragon Mills Road, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, Grantee's heirs and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind himself to warrant and forever defend the title to the Property to the said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

Bobbie S. Brown, wife of James P. Brown, joins herein for the purpose of conveying all of her right, title and interest in the Property to Grantee.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 8th day of January, 1985.

James P. Brown

Bobbie S. Brown

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Robert E. Wood, a Notary Public in and for said County and State, the within named JAMES P. BROWN, 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. BOOK 6469 PAGE 968

WITNESS my hand and official seal at Nashville, Tennessee, this 8th day of January, 1985.

Robert E Wood
Notary Public

My Commission Expires: 11-1-87

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Robert E. Wood, a Notary Public in and for said County and State, the within named BOBBIE S. BROWN, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 8th day of January, 1985.

Robert E Wood
Notary Public

My Commission Expires: 11-1-87

EXHIBIT "A"

A certain condominium apartment in Davidson County, State of Tennessee, described as follows:

Unit No. F-1, in a Horizontal Property Regime which is shown on the Plat of Canterbury Hall Condominum, of record in Book 5200, page 159, Register's Office for Davidson County, Tennessee.

TOGETHER with each and all of the rights, privileges, and appurtenances thereunto belonging, as set forth in the Master Deed establishing a horizontal property regime of Canterbury Hall Condominium, including the By-Laws thereunto attached, recorded in Book 5440, page 255, Register's Office for said County, including, without limitation, such unit's undivided percentage interest in the land and general common elements;

SUBJECT, HOWEVER, TO ALL of the provisions, conditions, restrictions, options, burdens and undertakings contained in said Master Deed and By-Laws thereunto attached.

BEING the same property conveyed to James P. Brown by Deed from Canterbury Hall Associates, of record in Book 5527, page 270, Register's Office for Davidson County, Tennessee.

1875 01/08 112.08- CHECK 1:7:53:46
IDENTIF. REFERENCE
JAN 8 10 47 AM '85
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 6469 PAGE 970

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

38300.00- CAMT.
99.50 CSTAX
.50 PRFEE
12.00 WDEED
CHECK 112.00-
1875A01/08/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1:7.5.3.4.6.

IDENTIF. REFERENCE

JAN 8 10 47 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 99544