THIS INSTRUMENT PREPARED BY:
JERE M. McCULLOCH
JO ANN "JODY" AMOS
Attorneys at Law
140 PUBLIC SQUARE
LEBANON, TN 37087

SEND TAX BILLS TO:
FIDELITY FEDERAL SAVINGS & LOAN
401 Union Street
Nashville, TN
Map 64-12-A-926

D E E D

BOOK 6528 PAGE 84

FOR AND IN CONSIDERATION of the sum of Sixty-five Thousand Seven Hundred Two and 04/100 Dollars ($65,702.04), cash in hand paid, and other good and valuable consideration including the assumption of the first mortgage indebtedness to Fidelity Federal Savings & Loan Association, the receipt of which is hereby acknowledged, we, **PATTY L. BROWN** and **LORA LEE BROWN**, have this day bargained and sold and by these presents do hereby transfer and convey unto **PHYLLIS WILLIAMS**, her heirs and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

> Being a certain condominium apartment in Davidson county, Tennessee, being Unit No. 926, of Fox Run Condominiums, First Revision - Part of Section 2, as of record in Book 5200, page 148, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said unit.
>
> Being the same property conveyed to John L. Brown and wife, Patty L. Brown, and Lora Lee Brown, unmarried, by deed from Fox Run Company, dated October 11, 1983, of record in Book 6178, pge 657, and as further conveyed to Patty L. Brown by quitclaim deed from John L. Brown, dated November 2, 1984, of record in Book 6436, page 798, both in the Register's Office for Davidson County, Tennessee.
>
> THIS IS IMPROVED PROPERTY known as 926 Old Fountain Place, Hermitage, TN 37076.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto belonging, unto the said Phyllis Williams, her heirs and assigns, in fee simple, forever.

WE COVENANT with said Grantee that we are lawfully seized and possessed of said property; that we have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as set forth herein; and that we will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

OWNER'S ADDRESS
Phyllis Williams
926 Old Fountain Place
Hermitage, TN 37076

This conveyance is made subject to the following: (1) The Plan of record in Book 5200, page 148, shows an Owner's Certificate, and certain easements and set-back lines; (2) 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, telephon, 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, as corrected in Book 5895, page 516, and Book 5936, page 301, all in said Register's Office.

John L. Brown joins in this conveyance for the purpose of conveying any and all interest he may hold by virtue of his marriage to Patty L. Brown.

WITNESS OUR SIGNATURES hereto this 2nd day of April, 1985.

JOHN L. BROWN

PATTY L. BROWN

LORA LEE BROWN

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named bargainors, Patty L. Brown and Lora Lee Brown, with whom I am personally acquainted, and who each acknowledged to me the execution of the foregoing instrument for the purposes contained therein.

WITNESS my hand and seal this 2nd day of April, 1985.

JUNE NEWBY NOTARY PUBLIC

NOTARY PUBLIC

My commission expires: 10-18-86

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

BOOK 6528 PAGE 86

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named bargainors, John L. Brown, with whom I am personally acquainted, and who each acknowledged to me the execution of the foregoing instrument for the purposes contained therein.

WITNESS my hand and seal this 2nd day of April, 1985.

Houston Nason Jr.
NOTARY PUBLIC

My commission expires: 12-12-87

STATE OF TENNESSEE NOTARY PUBLIC AT LARGE

The actual consideration or value, if greater, for this transfer is $ 65,202.04

Phyllis Williams

Subscribed and sworn to before me this 2ND day of APRIL, 85

June Hawley
NOTARY PUBLIC

My commission expires: 10-18-86

NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

CHECK 19474

IDENTIF. REFERENCE

APR 8 8 49 AM '85

REGISTER'S OFFICE DAVIDSON COUNTY, TN

04/08 '85 10.32 5722

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

RECEIVED OF _____

FOR _____

BOOK 6528 PAGE 87

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

66702.04- CAMT.
170.82 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 180.32-
6722A04/08/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I-9 4 7, 4, 4,

IDENTIF. REFERENCE

APR 8 8 49 AM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 122720