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FORM No. WD-1

FILE BOX 3

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 138,000.00

Robert G. Waters
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 2nd DAY OF October, 19 84

Notary Public

MY COMMISSION EXPIRES: 7-18-86

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON — 1187 VULTEE BOULEVARD — NASHVILLE, TN 37217

NAME / ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert G. Waters (NAME)	Fidelity Federal Savings & Loan (NAME)	104-10-C
2401 Hillsboro Road (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	17
Nashville, TN 37214 (CITY) (STATE) (P.O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	7DA-71603

FOR AND 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, SAM R. NEELY, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert G. Waters and wife, Judy Waters

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 part of Elmington Condominium tract as shown per plan of record in Plat Book 4300, page 16, and amended in Plat Book 4300, page 200, and further amended in Book 4660, page 60, Register's Office for Davidson County, Tennessee, identified as follows:

UNIT B-17 on the Plat as shown in and described by the Master Deed establishing horizontal property regime with respect to Elmington Condominium, including the Surveyor Plans and the Adminstrative By-Laws recorded in Book 4486, page 547, of the Register's Office for said County, made applicable in Book 4673, page 102, said Register's Office.

BEING the same property conveyed to Sam R. Neely, unmarried, by deed from Third National Bank in Nashville, Trustee, under the Will of John Clark Tune, of record in Book 5231, page 945, Register's Office for said County.

THIS conveyance is subject to Restrictive Covenants of record in Book 4486, page 547, Book 4673, page 102, and Book 5516, page 302, Register's Office for said County.

THIS conveyance is subject to any and all existing restrictions and easements of record.

THIS conveyance is subject to a Deed of Trust executed by Sam R. Neely to Trustee for Fidelity Federal Savings and Loan Association, dated December 8, 1977, with a present unpaid principal balance of $39,374.26, of record in Book 5231, page 947, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to the Grantees.

unimproved ( ) property, known as 342 Elmington Avenue, Nashville, Tennessee 37205
This is improved (XX) (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 heir 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 covey 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. Whereve 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 2nd day of October, 19 84

Sam R. Neely by Harold G. Neely, Attorney in fact

Sam R. Neely, by Harold G. Neely, Attorney in Fact

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STATE OF TENNESSEE
COUNTY OF

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, 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 _____

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he / they) as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19 _____

My commission expires _____

_____
Notary Public

8 1 2 7 5

IDENTIFICATION REFERENCE

JAN 8 8 34 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

FROM
Sam R. Neely

TO
Robert G. Waters

RETURN TO:
SOUTHERN ESCROW COMPANY
1187 Vultee Boulevard
Nashville, Tennessee 37217

EDWARD SEDDON
ATTORNEY-AT-LAW
1187 Vultee Boulevard
Nashville, Tennessee 37217

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 2nd day of October, 1984, before me personally appeared Harold G. Neely, to me known to be the person who executed the foregoing instrument on behalf of Sam R. Neely and who acknowledged that he executed the same as the free act and deed of the said Sam R. Neely, by virtue of that Power of Attorney, duly executed by the said Sam R. Neely and appearing of record in Book 6354, page 905, respectively, of the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Nashville, this the 2nd day of October, 1984.

My Commission Expires: 10-14-85

Notary Public

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

[illegible] CAPT.
306.40 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 332.90
6435A01/06/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

81275

IDENTIFICATION REFERENCE

JAN 8 8 34 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 32040