3701
541693-5

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 292,700.00

J. Frank Crowell, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF March, 1987.

Notary Public

MY COMMISSION EXPIRES: 9-17-1988

(AFFIX SEAL)

MORTGAGEE:
Fidelity Federal Savings & Loan
Association of Tennessee
401 Union Street
Nashville, Tennessee 37219

THIS INSTRUMENT WAS PREPARED BY
Denney, Lackey & Chernau, P. O. Box 3429, Nashville, Tennessee 37219-0429
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| J. Frank Crowell, Jr. (NAME) | Fidelity Federal Savings & Loan (NAME) | 130-8-13-8.00 |
| 4402 Charleston Place Circle (STREET ADDRESS OR ROUTE NUMBER) | 401 Union Street (STREET ADDRESS) | 7DA-45497 |
| Nashville, Tennessee 37215 (CITY) (STATE) (P. O. ZIP) | Nashville, Tennessee 37219 (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, James A. Stewart, Jr. and wife, Susan B. Stewart

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO J. Frank Crowell, Jr., unmarried

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 certain condominium apartment in Davidson County, Tennessee, being Unit No. 13, Lot 1, as depicted on the Condominium Site Plan of Charleston Place, Lots 1 and 2, as of record in Book 5200, page 593, said Register's Office, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to James A. Stewart, Jr. and wife, Susan B. Stewart by deed from Bruce Zeitlin Homes, Inc. as of record in Book 6177, page 353, said Register's Office.

~~Grantors further convey all rights, title and interest in the swimming pool that is adjacent to the unit. The grantors warrant that the Board of Directors of Charleston Place Homeowner's Association properly authorized the construction of the swimming pool as evidenced by the attached Exhibit A.~~

Grantors further convey all rights, title and interest in the swimming pool that is adjacent to the unit. The grantors warrant that the Board of Directors of Charleston Place Homeowner's Association properly authorized the construction of the swimming pool as evidenced by the attached Exhibit A, and that said swimming pool is located on the area shown on the condominium plan as limited common area for said unit No. 13, but grantors do not further warrant these rights.

This is (unimproved) (X) improved property, known as 4402 Charleston Place Circle, Nashville, Tennessee 37215
(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 their hands this 27th day of March, 1987

James A. Stewart, Jr.

Susan B. Stewart

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James A. Stewart, Jr. and wife, Susan B. Stewart

the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of March, 19 87.

Commission Expires July 17, 1988

Notary Public

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____.

Commission Expires _____

_____ Notary Public

WARRANTY DEED

FROM
James A. Stewart, Jr. and wife,
~~Susan B. Stewart~~

TO
J. Frank Crowell, Jr., unmarried

Attorneys Title Company
Title Guaranteed
NASHVILLE, TENN.

Exhibit A

Mr. and Mrs. James Stewart, Jr. of 4402 Charleston Place Circle have the approval of the Charleston Place Homeowners Assocation to construct a swimming pool on their backyard property.

Common areas will be restored to their original condition by Mr. and Mrs. Stewart, should any damage occur.

Susan Stewart

James Stewart, Jr.

Approved by:
Charleston Place Homeowners Association

Glen Bodzy, President
Charleston Place Homeowners
Assocation

Larry Hufford, Treasurer
Charleston Place Homeowners
Association

093033

IDENTIFICATION REFERENCE

MAR 30 2 40 PM '87

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 |
|---|---|---|---|---|
| | | | | |

29270[illegible]0- CAMT.
819.56 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 329.06
81:8A03/30/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09303

IDENTIFICATION REFERENCE

MAR 30 2 40 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 63104