3802
550890-7

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FORM NO. WD-1

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

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $81,500.00

Claude McGinnis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF April 19 87.

Notary Public

MY COMMISSION EXPIRES: July 10, 1990

(AFFIX SEAL)

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
Claude McGinnis (NAME)	Fidelity Federal Savings & Loan (NAME)	85-15-16
116 Spring Place Drive (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	3DZ-56440
Donelson, Tennessee 37214 (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, Spring Place Venture

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Claude McGinnis, 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. 116 on the Plan of Spring Place Condominiums, as shown as an Exhibit to the Master Deed of record in Book 6780, page 289, said Register's Office, to which reference is hereby made for a more complete legal description.

Being the same property conveyed to Spring Place Venture, a Joint Venture composed of T & C Partnership, a Tennessee General Partnership and SCW, Inc., a Tennessee Corporation by Quitclaim Deed from Stephen C. Wallace, Terrence L. Cobb and Walter L. Timmons, Jr. as of record in Book 6779, page 598, said Register's Office.

2.80.44

IDENTIFICATION REFERENCE

MAY 20 3 18 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is unimproved ( ) improved ( ) property, known as 116 Spring Place Drive, Donelson, Tennessee 37214
(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 his hand this 29th day of April, 19 87

Spring Place Venture

By: Walter L. Timmons General Partner

STATE OF TENNESSEE
Davidson County

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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, (or proved to me on the basis of satisfactory evidence) 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____.

_____ Notary Public

Commission Expires _____

STATE OF TENNESSEE
Davidson County

the undersigned

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

_____

_____

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 General Partner of the Spring Place Venture

_____

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

Witness my hand and official seal at Nashville, Tenn., this 29th day of April, 19 89.

Commission Expires July 10, 1990 _____ Notary Public

WARRANTY DEED

FROM
Spring Place Venture

TO
Claude McGinnis, unmarried

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

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
			81500.00- CAMT.	
			228.20 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	234.70-
9665A	05/20/87		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

28044

IDENTIFI REFERENCE

MAY 20 3 18 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 84164