5113
Box 14
240038.4

Box 14

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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,000.00

Donna M. Dean
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF August, 1988.

Susan Edwards Weinberger
Notary Public

MY COMMISSION EXPIRES: 3/3/92

(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
Donna M. Dean (NAME)	Fidelity Federal Savings & Loan (NAME)	131-05-D-A-150CO
5039 Hillsboro Road (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	7DA-70146
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, Judith Ann Wolgast, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Donna M. Dean, 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 150, Section I, Jefferson Square Townhouses, Condominium Apartments, of record in Book 4675, page 12, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Judith Ann Wolgast, unmarried by deed from Chris J. Wehr and wife, Ann O. Wehr as of record in Book 6678, page 722, said Register's Office.

This conveyance is made subject 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, 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, telephone 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, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Jefferson Square, Section One, as of record in Book 4731, page 332, amended in Book 5826, page 693, said Register's office; By-Laws of record in Book 4731, page 341, amended in Book 5676, page 31 and Book 5700, page 719, said Register's Office.

The Plan of record in Book 4675, page 12, said Register's Office, shows an Owner's Certificate, and certain easements and setback lines.

This is (unimproved (X) improved ( )) property, known as 5039 Hillsboro Road, 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 seised 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 her hand this 25th day of August, 19 88

Judith Ann Wolgast

Judith Ann Wolgast

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 Judith Ann Wolgast, unmarried

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 25th day of August, 1988.

Commission Expires 3/3/92

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___.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM
Judith Ann Wolgast, unmarried

TO
Donna M. Dean, unmarried

Attorneys Title Company
Title Guaranteed
NASHVILLE, TENN.

62509

IDENTIFICATION

AUG 26 3 11 PM '88

1446 08/26 0101 03CHECK



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 TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

~~129000.00~~
~~CON TX 425.70~~
PRFEE 0.50
WDEED 6.00
TOTAL 432.20
CHECK 432.20

08/26/88 01 15:14 0001 1446

62509

IDENTIFICATION REFERENCE

AUG 26 3 11 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

No. 127949