Box 14

5422
99-980073-7

BOOK 7753 PAGE 29 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,900.00

Linda Dyer Doran
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF January 19 89.

Notary Public

MY COMMISSION EXPIRES: 5/13/89

(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
Linda Dyer Doran (NAME)	Fidelity Federal Savings & Loan (NAME)	116-04-0-13
616 Estes Road (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	07DA-91645
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, John T. Rochford, III and Carol C. Rochford

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Linda Dyer Doran, 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 certin condominium apartment in Davidson County, Tennessee, being Unit A-3, Estes Square Condominiums of record in Book 6250, page 313, Register's Office for Davidson County, Tennessee, as shown on the Exhibit attached to the Master Deed and By-Laws of record in Book 6623, page 559 Book 6623, page 565, amended in Book 6814, page 224, Book 6991, page 141, and in Book 7420, page 430, said Register's Office.

Being the same property conveyed to John T. Rochford, III et ux by deed from Thomas E. Baldridge and wife, Martha M. Baldridge as of record in Book 6850, page 545, 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 Estes Square of record in Book 6623, page 559, amended in Book 6814, page 22 4, By-Laws of record in Book 6623, page 565, amended in Book 6991, page 141 and in Book 7420, page 430, said Register's Office.

SEE REVERSE SIDE

This is unimproved ( ) improved (X) property, known as 616 Estes 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 ~~their~~ hand ~~s~~ this 13th day of ~~January~~, 19 ~~89~~

John T. Rochford, III — By: M. Stephen Bush, Attorney-in-fact — John T. Rochford

Carol C. Rochford — By: M. Stephen Bush, Attorney-in-fact — Carol C. Rochford

BOOK 7753 PAGE 30

STATE OF TENNESSEE
Davidson County

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public, M. Stephen Bush, with who I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who futher acknowledged that he is the Attorney-in-fact of John T. Rochford, III & Carol C. Rochford, the maker or a constituent of the maker and authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand at office, this 13th day of January, 1989.

Notary Public

Commission Expires 5/13/89

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
John T. Rochford, III and Carol C. Rochford

TO
Linda Dyer Doran, unmarried

Jan 17 3 22 PM '89
DAVIDSON COUNTY TN
FILED & RECORDED IN REGISTER'S OFFICE

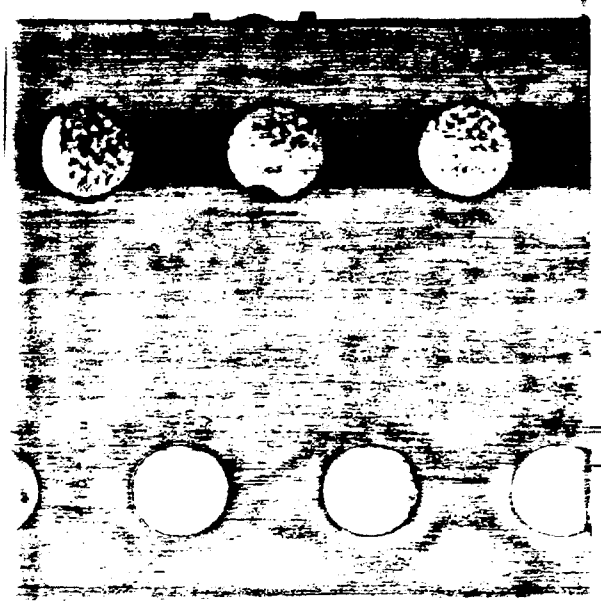
Attorneys Title Company
Title Guaranteed
NASHVILLE, TENN.

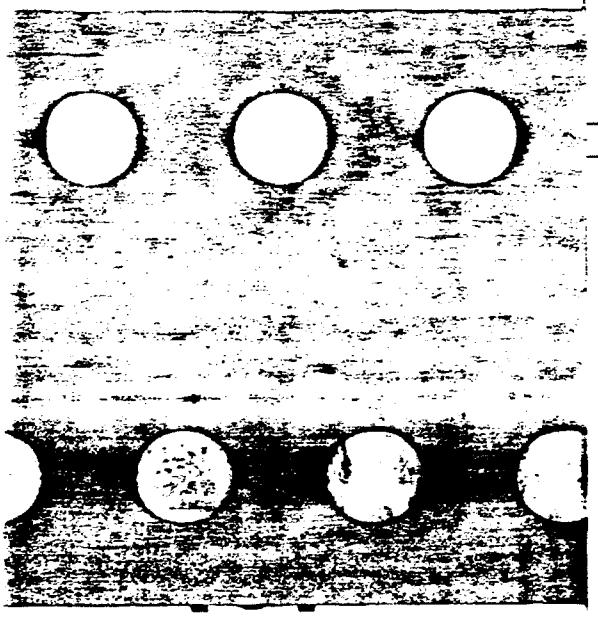
7 9 9 1 0

This conveyance is made subject to:

6821 01/17 0101 03CHECK 553.97

The Plan of record in Book 6250, page 313, said Register's Office, shows an Owner's Certificate, and certain easements and setback lines and shown on the Exhibit attached to the Master Deed and By-Laws of record in Book 6623, page 559, Book 6623, 565, amended in Book 6814, page 224, Book 6991, page 141, and in Book 7420, page 430, said Register's Office.
Restrictions contained in instrument of record in Book 6623, page 555, said Register's Office.
Conveyance of common area to Estes Square Homeowners Association of record in Book 7039, page 262, said Register's Office.
Road Maintenance Declaration of record in Book 6395, page 76, and in Book 6483, page 951, said Register's Office.
Agreement of record in Book 7578, page 715, said Register's Office.





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

RECEIVED OF _____

FOR _____

BOOK 7753 PAGE 31

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
			CAMT	
				165900.00
			CON TX	547.47
			PRFEE	0.50
			WDEED	6.00
			TOTAL	553.97
			CHECK	553.97
01/17/89	01		15:23 0001	6821

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01967

IDENTIFT REFERENCE

JAN 17 3 22 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 173473