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FORM NO. WD-1

208
551347-2
Box 14

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 140,000.00

J. Anthony Vaughn
Affiant

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

Notary Public

MY COMMISSION EXPIRES: 7/19/90

(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
J. Anthony Vaughn (NAME)	Fidelity Federal Savings & Loan (NAME)	117-7-C-106
106 Hampton Place (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	7DA-90502
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, Fidelity Federal Savings Loan Association of Tennessee

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO J. Anthony Vaughn, 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. 106 Hampton Place Townhomes of record in Pla Book 5200, page 421, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Fidelity Federal Savings & Loan Association of Tennessee by deed from Thomas T. Pennington, Successor Trustee as of record in Book 7338, page 471, 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 Hampton Place Townhomes of record in Book 5891, page 897, By-Laws of record in Book 5891, page 937, said Register's Office.

See Reverse Side

This is unimproved ( ) improved (XX) property, known as 106 Hampton Place, 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 his hand this 13th day of January, 19 89

Fidelity Federal Savings Loan Association of Tennessee

By: [signature] Asst. Sec.

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

Before me, the undersigned a Notary Public in and for the State and County aforesaid, personally appeared Steve P. Moody

_____

_____

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 Assistant Secretary of the Fidelity Federal Savings and Loan Association of Tennessee a corporation, and that he as such Assistant Secretary, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Assistant Secretary.

Witness my hand and official seal at Nashville, Tenn., this 13th day of January, 19 89.

_____ Notary Public

Commission Expires June 6, 1990

WARRANTY DEED

FROM
Fidelity Federal Savings Loan Association of Tennessee

TO
J. Anthony Vaughn, unmarried

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

This conveyance is made subject to:

The Plan of record in Book 5200, page 421, said Register's Office, shows an Owner's Certificate and certain easements and setback lines.

Storm Water Detentin Agreement between Hampton Place joint Venture and Metro of record in Book 5861, page 436, said Register's Office.

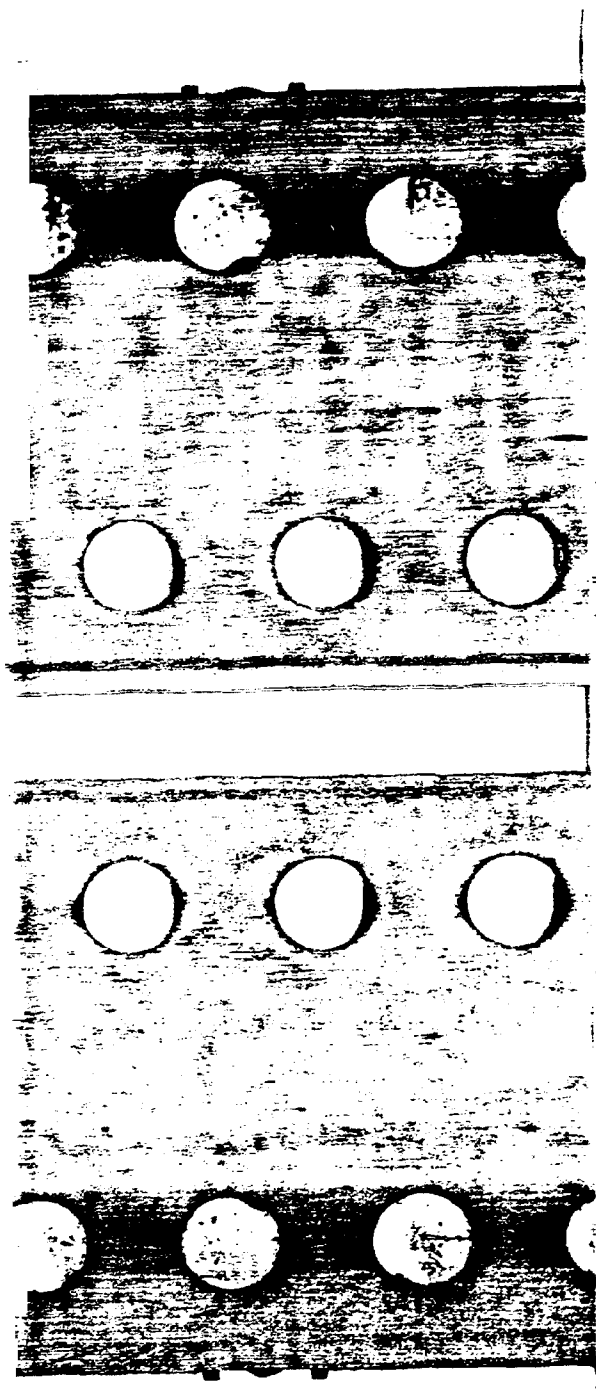
01970

IDENTIFICATION REFERENCE

JAN 17 3 23 PM '89

FELIX Z. WILSON, JR. REGISTER
DAVIDSON COUNTY, TN

6824 01/17 0101 03CHECK 468.50



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

CAMT 140000.00
CON TX 462.00
PRFEE 0.50
WDEED 6.00
TOTAL 468.50
CHECK 468.50

01/17/89 01 15:25 0001 6824

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01970

IDENTIFI REFERENCE

JAN 17 3 23 PM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 173476