MAP # 93-10A
PARCEL # 409

WARRANTY DEED

THIS INSTRUMENT PREPARED BY
Stokes & Bartholomew P.A.
424 Church Street
Nashville, TN 37219

ADDRESS NEW OWNER:
Carl R. Moore
Unit 409 Howell Park Condominimums
Nashville, TN

SEND TAX BILLS TO:
Fidelity Federal S&L Assn
401 Union Street
Nashville, Tennessee 37244

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged,

Gregory E. Hearn, an unmarried man

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hereinafter called the GRANTOR(S) have bargained and sold, and by these presents do transfer and convey unto

Carl R. Moore and wife, Elliott G. Moore

hereinafter called the GRANTEE(S) their heirs, successors and assigns, a certain tract or parcel of land in Davidson county, state of Tennessee, described as follows:

Land in Davidson County, Tennesseem, being Unit NO. 409 in Howell Park, a condominimum, a Horizontal Property Regime as shown in a plan recorded in Book 6250, page 868, Register's Office for Davidson County, Tennessee and described in a Master Deed recorded in Book 6816, page 411, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Howell Park, Condominimum Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 6816, page 411, Register's Office for Davidson County, Tennessee, are incorporated by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Gregory E. Hearn by deed from Haury and Smith Contractors, Inc. of record in Book 6993, page 750, Register's Office of Davidson County, Tennesse. 227.92

GRANTEES hereby assume and agree to pay the balance of Eighty Three Thousand Nine Hundred Thirty Three and 48/100 Dollars, ($83,933.48) which amount is the outstanding principal balance of an indebtedness owed to Fidelity Federal Savings and Loan Association of Tennessee, and which amount is secured by a Deed of Trust executed by GRANTOR to Vaden Lackey, Trustee of record in Book 6993 page 753 Register's Office of Davidson County, Tennessee to which instrument reference is hereby made.

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22767

unimproved ( )
This is improved (X) property, known as Unit 409 Howell Park Condominimums Nashville, TN.

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their successors, heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their successors, 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.

In witness whereof, the GRANTOR(S) have hereunto set their hand (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 8th day of March, 1989.

GRANTOR(S)

Gregory E. Hearn

STATE OF TENNESSEE

COUNTY OF Davidson

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Personally appeared before me, R. L. Moore, a Notary Public in and for said County and State, Gregory E. Hearn the within bargainor with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at office, this 8th day of March 1989.

R. L. Moore
Notary Public

My commission expires:
November 21, 1992

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 97,440.00.
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF March, 1989.

Affiant

R. L. Moore
Notary Public

MY COMMISSION EXPIRES:
November 21, 1992

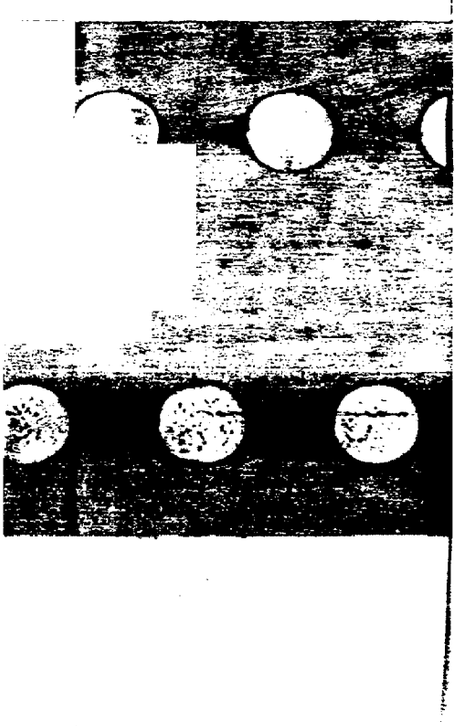
ENCUMBRANCES

1. Deed of Trust executed by GRANTOR to Vaden Lackey, Trustee to securen Fidelity Federal Savings & Loan Association's loan which has a remaining principal balance of $83,933.48 which instrument of of record in Book 6993 page 753 Register's Office for Davidson County, Tennessee.
2. Taxes for 1989 are a lien but not yet due and payable

3. The Plan of record in Book 6250,page 868 said Register's Office, shows an Owner's Certificate, and no certain easements or setback lines.

4. The premises herein insured is a condominimum apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration therefor; also subject to the easements, rights and interests 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 buildings 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 Howell Park Condominiums of record in Book 6816, page 411 Register's Office for Davidson County, Tennessee and By-Laws of record in Book 6816, page 420, said Register's office.





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 97440.00
CON TX 321.42
PRFEE 0.50
WDEED 6.00
TOTAL 327.92
CHECK 327.92

04/06/89 01 15:54 0001 3237

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2277.97

IDENTIFICATION REFERENCE

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FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TN

No. 137657