5764

BOOK 7893 PAGE 491

Name and Address of Owner(s):
Joseph A. DeSensi, et ux
310 Autumn Chase
Nashville, TN 37214

Prepared By:
Blankenship and Blankenship
815 South Church Street
Murfreesboro, TN 37130

Send Tax Bills to:

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

Map and Parcel Nos.:
84-04-A310

7033 07/20 0101 03CHECK 322.84

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, H M PROPERTIES, INC., a Tennessee corporation, hereinafter called the Grantor, has this day bargained and sold, and by these presents does transfer and convey unto JOSEPH A. DeSENSI and wife, PATRICIA A. DeSENSI, hereinafter called the Grantees, their heirs and assigns, a certain condominium apartment in Davidson County, Tennessee, described as follows, to-wit:

Unit No. 310 of AUTUMN CHASE CONDOMINIUMS, a Horizontal Property Regime, located on McGavock Pike, Nashville, Davidson County, Tennessee, as shown on the plat of Autumn Chase Condominiums, recorded as Exhibit "A", and described in a Master Deed and Declaration of Covenants, Conditions, and Restrictions of record in Book 7718, page 418, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictions, conditions, and regulations imposed upon and relating to the property, apartments, owners and tenants of Autumn Chase Condominiums, contained in the Master Deed and By-Laws appended thereto, of record in Book 7718, page 418, said Register's Office, are incorporated in this deed by reference and made a part of the same as though copied herein.

Being a part of the same property conveyed to H M Properties, Inc., a corporation, by deed from Ellen Pack Vantrease Nicks and husband, Claude Nicks, of record in Book 7499, page 227, Register's Office for Davidson County, Tennessee, and submitted to the regime of Autumn Chase Condominiums by Master Deed of record in Book 7718, page 418, said Register's Office.

This conveyance is made subject to all applicable easements and restrictions of record and to the Master Deed and Declaration of Covenants, Conditions, and Restrictions of Autumn Chase Condominiums of record in Book 7718, page 418, Register's Office for Davidson County, Tennessee, and to all items contained on the plat of Autumn Chase Condominiums, all in said Register's Office.

This is improved property known as 310 Autumn Chase, Nashville, Tennessee 37214.

5075.4

IDENTIFICATION REFERENCE

JUL 20 10 31 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

Grantor does hereby covenant with the said Grantees that it is lawfully seized and possessed of said parcel of real estate, has a good right to convey it, and the same is unencumbered except for the lien of 1989 real property taxes, which taxes are to be prorated between the parties herein and which Grantees agrees to pay, and except as otherwise set out herein. Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said real estate to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 17th day of July, 1989.

H M PROPERTIES, INC.

by: Ron Bargatze
Ron Bargatze, Vice President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Elaine Pulley, a Notary Public of the State and County aforesaid, personally appeared Ron Bargatze, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Vice President of H M Properties, Inc., the within named bargainor, a corporation, and that he as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Vice President.

Witness my hand and seal, at office in Nashville, Tennessee, this 17th day of July, 1989.

Elaine Pulley
Notary Public

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

My commission expires: 3/27/93

A F F I D A V I T

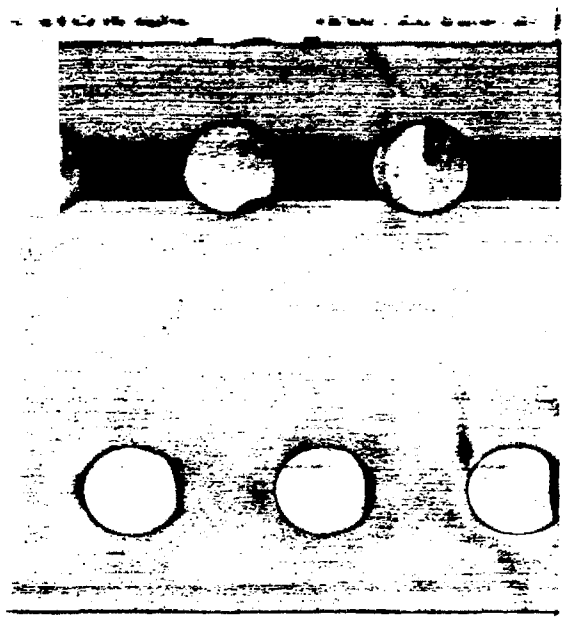
I do hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $94,800.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Joseph A. DeSanto
Affiant

Sworn to and subscribed before me,
this 17th day of July, 1989.

E. Q. Phelps
Notary Public

My commission expires: 3/27/93



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	94800.00
CON TX	312.84
PRFEE	1.00
MOEED	9.00
TOTAL	322.84
CHECK	322.84

07/20/89 01 10:37 0001 7033

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5075.4

IDENTIFI REFERENCE

JUL 20 10 31 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 230684