This Instrument Prepared By: John B. Ingleson, Attorney
Route 1, Box 230-A
Christiana, TN 37037

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 49,056.64.

Virginia B. Spena Fox
Affiant

Sworn to and subscribed before me this 20th day of July, 1989.

My Commission Expires:
3/7/93

Notary Public

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO:
J. Eric Lemmons	5515 Courtney Dr. Nashville, TN 37211	162-5C

7470 07/21 0101 03CHECK 172.03

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum Forty Nine Thousand Fifty Six and 64/100 ($49,056.64) Dollars, of which Two Hundred and 00/100 ($200.00) Dollars has been paid in cash, and receipt of which is hereby acknowledged, J. ERIC LEMMONS hereby agrees to assume and to pay the balance of $49,056.64 owing to Third National Mortgage Company (now known as Sun Trust Mortgage, Inc.) on a promissory note secured by a deed of trust to Warren H. Wild, Jr., Trustee, of record in Book 6680, page 482, Register's Office for Davidson County; and said J. ERIC LEMMONS agrees to assume paying the $95.00 due monthly due to the Hickory Village Condominiums Homeowners Association.

We, VIRGINIA B. (SPENA) FOX and husband, RAYMOND A. FOX, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto J. ERIC LEMMONS, hereinafter called the Grantee, his 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, described as follows, to-wit:

TOWNHOUSE NO. 3, BUILDING NO. A, in Hickory Valley Condominiums, a horizontal property regime in Nashville, Davidson County, Tennessee, as shown on the Plan of Hickory Valley, of record in Book 4460, page 27, Register's Office for said County.

Being the same property conveyed to Virginia B. Spena, unmarried, by deed from Evelyn Cantrell Richardson and husband, Hamer L. Richardson, of record in Book 5178, page 653, Register's Office for Davidson County, Tennessee. The said Virginia B. Spena, now being Virginia B. Spena Fox.

This is improved property known as 1515 Country Drive, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever, we do covenant with the said Grantee 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 and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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 our hands this 20th day of July, 1989.

Virginia B. Spena Fox
Virginia B. Spena Fox

Raymond A. Fox
Raymond A. Fox

J. Eric Lemmons
J. Eric Lemmons

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Virginia B. Spena Fox and Raymond A. Fox, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of July, 1989.

NOTARY PUBLIC

My Commission Expires:

3/7/93

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named J. Eric Lemmons, the 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 Nashville Tennessee, this 20th day of July, 1989.

NOTARY PUBLIC

My Commission Expires:

3/2/93

5.10 7.7.

IDENTIFICATION REFERENCE

Jul 21 10 17 AM '89

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7894 PAGE 427

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 49056.64
				CON TX 162.03
				PRFEE 1.00
				WDEED 9.00
				TOTAL 172.03
				CHECK 172-03
07/21/89	01			10:17 0001 7470

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5107.7.

IDENTIFICATION REFERENCE

JUL 21 10 17 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 231114



