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5853
542668-9

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 90,000.00

Katherine Madden
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF August, 19 89

Notary Public

MY COMMISSION EXPIRES: 3/25/93

(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
Katherine Madden (NAME)	Fidelity Federal Savings & Loan (NAME)	117-01-B-016
3608A Saratoga Drive (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	
Nashville, Tennessee 37205 (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, Margaret C. Craig, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Katherine Madden, 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. A, Saratoga Drive Condominium, shown as Exhibit "A" to the Master Dded of record in Book 4764, page 250, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Wade M. Craig, Jr. and wife, Polly Nelson Craig by deed from Creason Clayton and wife, Gania Rose Clayton and Town Properties, Inc. as of record in Book 4856, page 466, Instrument of Correction to correct Unit in Book 5216, page 376, said Register's Office; and being the same property conveyed to Rochford Realty and Construction Co., Inc. by deed from Wade M. Craig and wife, Polly Nelson Craig as of record in Book 7670, page 829, said Register's Office; and being the same property conveyed to Margaret C. Craig by Quitclaim Deed of record in Book 7670, page 832, 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 Saratoga Drive Condominiums of record in Book 4764, page 250, Register's Office for Davidson County, Tennessee.

This is (unimproved XX) ( ) improved property, known as 3608A Saratoga Drive, Nashville, Tennessee 37205
(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 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 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 her hand this 16th day of August, 19 89

Margaret C. Craig

Margaret C. Craig

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Margaret C. Craig, Unmarried

the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 16th day of August, 1989.

Notary Public

Commission Expires 3/27/93

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

5 8 8 8 8

FROM
Margaret C. Craig, unmarried

TO
Katherine Madden, unmarried

IDENTIF. TREFERENCE

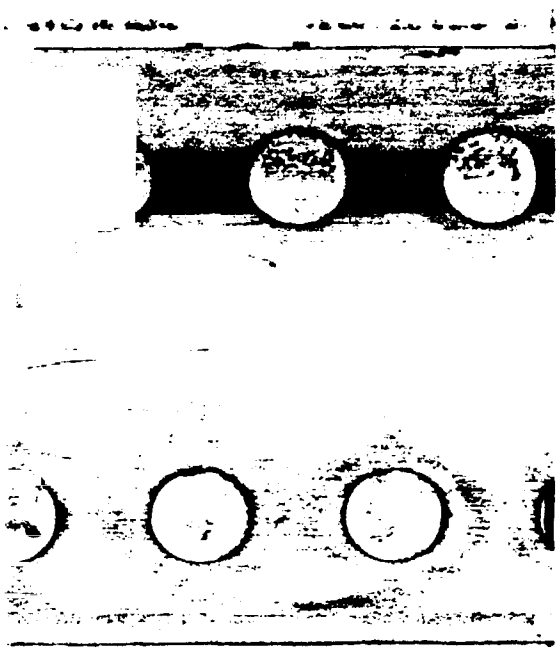
AUG 17 4 14 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

304.00 6951 08/17 0101 CHECK

Attorneys Title Company
Title Guaranteed

NASHVILLE, TENN.



OFFICIAL RECEIPT

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

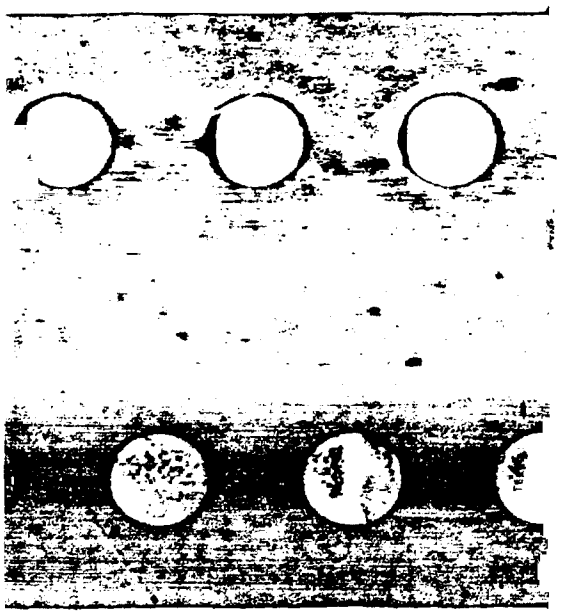
RECEIVED OF _____

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	90000.00
CON TX	297.00
PRFEE	1.00
TDEED	6.00
EARR	CO
TDEED	6.00-
WDEED	6.00
TOTAL	304.00
CHECK	304.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY

58888 IDENTIF. TREFERENCE AUG 17 4 14 PM '89 FELIX Z. WILSON II REGISTER DAVIDSON COUNTY TN.

08/17/89 01 16:16 0001 6951

No. 240212