8775 14 5426630

BOOK 7925 PAGE 650

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO | MAP-PARCEL NUMBERS: |
|---|---|---|
| James M. Radford (NAME) | Fidelity Federal Savings & Loan Assc. (NAME) | Map 93 10-A |
| Unit 479 Howell Park<br>479 Second Avenue, South (STREET ADDRESS OR ROUTE NUMBER) | 401 Union Street (STREET ADDRESS) | 479.00 CO |
| Nashville, Tn. 37210 (CITY) (STATE) (ZIP CODE) | Nashville, TN 37219 (CITY) (STATE) (ZIP CODE) | |

## WARRANTY DEED

For and in consideration of the sum of Ten Dollars ($10.00) and 00/100---------- DOLLARS

and other good and valuable consideration, the receipt of which is hereby acknowledged.

0464 08/29 0101 03CHECK 323.80

Haury and Smith Contractors, Inc.

have bargained and sold, and by these presents do transfer and convey unto the said James M. Radford, unmarried

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Unit No. 479 in Howell Park, a Condominium, 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, Condominium 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 in this deed by reference and made a part hereof the same as though copied herein. *

Being a part of the same property conveyed to Haury and Smith Contractors, Inc. by deed from Metropolitan Development and Housing Agency of record in Book 6521, page 181, Register's Office for Davidson County, Tennessee.

*Garage No. 3 is assigned as a limited common element serving Unit No. 479.

FELIX A. MILLICAN, REGISTER
DAVIDSON COUNTY, TN
AUG 29 2 52 PM '89

IDENTIFICATION REFERENCE

6176.8.

unimproved ( )
This is improved (X) property, known as 479 Second Avenue, South (House Number) (Street)
Nashville, Tennessee 37210 (P. O. Address) (City or Town) (Zip Code)

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. Except 1989 taxes and as above set forth.

Whenever 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 25th day of August, 1989.

Haury and Smith Contractors, Inc.

By: Ross L. Smith III

STATE OF TENNESSEE
COUNTY OF _____

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 _____, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Reese L. Smith, III and _____ 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 President and _____ respectively of Haury and Smith Contractors, Inc., the within named bargainor, a corporation, and that he as such President and _____, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said Reese L. Smith, III as President and attesting the same by the said _____ as _____

Witness my hand and seal, at office in Nashville, Tennessee, this 25th day of August, 19 89.

Gail Pigg Notary Public

Commission expires 9/26/92

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 96,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

James M. Radford

Sworn to and subscribed before me
this 25th day of August, 19 89.

Gail Pigg

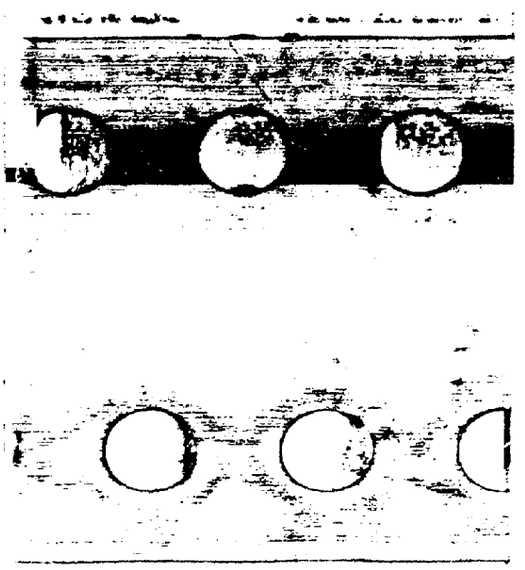
My commission expires 9/26/92 Notary Public

This instrument was prepared by:

Gail Pigg, Atty. 219 Second Ave. N. 1st Floor Suite, Nashville, Tn. 37201
Name Address

WARRANTY DEED
FROM
Haury and Smith
ontractors, Inc.
TO
James M. Radford

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219



**OFFICIAL RECEIPT**

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

RECEIVED OF _____

FOR _____

**BOOK 7925 PAGE 652**

| | | |
|---|---|---|
| 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 96000.00
CON TX 316.80
PRFEE 1.00
WDEED 6.00
TOTAL 323.80
CHECK 323.80

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/29/89 01 14:53 0001 0464

6.1.7.6.8.

IDENTIFICATION REFERENCE

AUG 29 2 52 PM '89
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

**No.** 243667