598

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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 60,200.69

Orville P. Vereen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27th DAY OF October 1989

Notary Public

MY COMMISSION EXPIRES: 7/24/93

(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
Orville P. Vereen (NAME)	Fidelity Federal Savings & Loan Assoc (NAME)	131-05-R-446
5045 Hillsboro Road #446 (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	7DA-92295
Nashville, Tennessee 37215 (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 HERRBY ACKNOWLEDGED, WE, Beverly Leigh White Byrne

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Orville P. Vereen and wife, Joan W. Vereen

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. 446, Four Seasons, a Condominium Development Exhibit to Master Deed of record in Book 6841, page 349, Register's Office for Davidson County Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Beverly Leigh White, unmarried by deed from Four Seasons Associates, Inc., a Tennessee Corporation as of record in Book 6879, page 894, said Register's Office.

See Attached Exhibit "A" For Exceptions

80506

IDENTIF. REFERENCE

Nov 8 3 01 PM '89

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY TN.

2570 11/08 0101 03CHECK 208.66

This is unimproved ( ) improved (XX) property, known as 5045 Hillsboro Road #446, Nashville, Tennessee 37215
(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 seised 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 26th day of October, 19 89

Beverly Leigh White Byrne

Beverly Leigh White Byrne

STATE OF FLORIDA
OKALOOSA COUNTY

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Beverly Leigh White Byrne

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 Niceville, Florida, this 26th day of October, 19 89.

Notary Public, State of Florida
My Commission Expires July 7, 1990
Bonded Thru Troy Fain - Insurance Inc.

Commission Expires

Notary Public

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____.

Commission Expires _____

_____ Notary Public

WARRANTY DEED

FROM
Beverly Leigh White

TO
Orville P. Vereen and wife, Joan W. Vereen

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

The Plan of record in Book 5050, page 30, and Book 6841, page 390, said Register's Office, shows an Owners Certificate, and certain easements and setback lines.

All terms conditions and obligations contained in the Sale and Assignment of Option, dated July 11, 1977, of record in Book 5388, page 503, said Register's Office.

All terms, conditions and obligations contained in the Warranty Deed, dated May 30, 1974, of record in Book 4821, page 20, said Register's Office.

Deed of Conveyance to Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Services, for the construction and maintenance of sanitary sewer lines as of record in Book 5271, page 430, said Register's Office.

All items as shown on the Plan of record in Book 5050, page 30, said Register's Office.

An Ingress-Egress Easement as described in Book 5158, page 851, said Register's Office, as follows:

A permanent ingress-egress easement extending 12.5 feet left and 62.5 feet right of a line beginning at a point in the West margin of Hillsboro Road N 23 deg. 56' E 150.00 feet from the Southeast corner of the property described above; thence with said line and coverging to 12.5 feet either side of said line, N 66 deg. 04' W 125.00 feet to a point, the beginning of an easement extending 12.5 feet either side of the described line; thence, N 22 deg. 20' W 108.0 feet to a point; thence N 15 deg. 00' E 96.0 feet to a point; thence N 18 deg. 30' W 172.5 feet to a point; thence N 20 deg. 00' E 50.00 feet to a point; thence, N 16 deg. 0' W 75.00 feet to a point; thence N 43 deg. 00' W approximately 53 feet more or less to a point in Clark Gower's South boundary line, said point being the centerline of an existing private drive.

A Public Utility Easement "A" as described in Book 5158, page 851, said Register's Office as follows:
A permanent 20 foot and 10 foot easement described as follows:
Extending 10 feet either side of a line beginning in the common corner of the tract described above and lots 34 and 46 of Russwood Heights Subdivision, and running N 62 deg. 30' E 85 feet to a point; thence, extending 5 feet either side of a line N 44 deg. 00' E 95 feet more or less to an existing iron pin in Clark Gower's West boundary line.

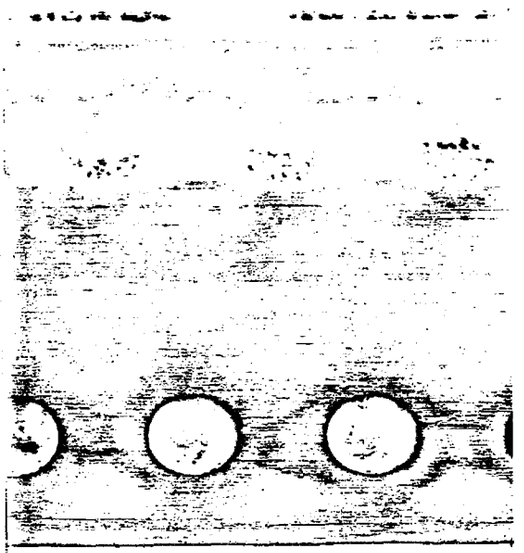
A Public Utility Easement "B" as described in Book 5158, page 851, said Register's Office, as follows:
A permanent 10 foot easement extending 5 feet either side of a line running from a point located S 15 deg. 26' E 8 feet from an iron pin in the East boundary line of the above described tract along an existing water line Southwesterly, 290 feet more or less to Clark Gower's East boundary line.

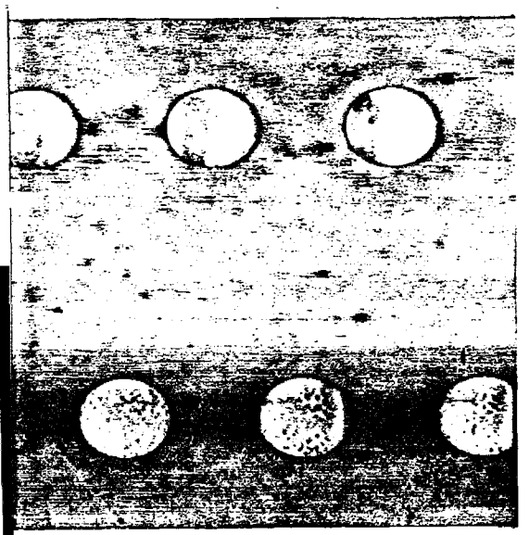
The Premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 64-2701 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to 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 ow 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 undertakins contained in the Master Deed establishing a Horizontal Property Regime of Four Seasons Condominiums, of record in Book 6841, page 349, as amended in Book 6847, page 122, and By-Laws of record in Book 6841, page 376, said Register's Office.

Amendment to Master Deed for Four Seasons Condominiums of record in Book 6847, page 122, said Register's Office.

Engineer's Report of record in Book 6847, page 125, said Register's Office.

Deed of Trust executed by Beverly Leigh White, unmarried to Vaden Lackey, Jr., Trustee, of record in Book 6879, page 897, said Register's office, dated June 5, 1986, to secure to Fidelity Federal Savings & Loan, an indebtedness in the amount of $62,650.00, and any other sums which may be and become payable under the terms thereof, including but not limited to principal, interest and service fees. (See instrument for complete terms and conditions as well as possible rights and options of the mortgagee, including rights respecting assumption of the debt secured thereby.)





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 60200.69
CON TX 198.66
PRFEE 1.00
MDEED 9.00
TOTAL 208.66
CHECK 208.66

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK
11/08/89 01 15:01 0001 2570

80506

IDENTIF. REFERENCE

NOV 8 3 01 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 265433