BOOK 8266 PAGE 424

FILE IN BOX #14

FORM NO. WD-1
G#6840-3

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $40,000.00

Elizabeth Currey Courtney
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27TH DAY OF DECEMBER, 19 90.

Notary Public

MY COMMISSION EXPIRES: NOVEMBER 10, 1991

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
DENNEY, LACKEY & CHERNAU, 424 Church Street, Suite 1350, Nashville, TN 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE:	MAP-PARCEL NUMBERS
ELIZABETH CURREY COURTNEY (NAME)	SECURITY FEDERAL S & L ASSN. (NAME)	MAP 103-16-0-D
3909 Whitland Avenue (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 305171 (STREET ADDRESS)	PARCEL 101
Nashville, TN 37205 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37230-5171 (CITY) (STATE) (ZIP)	FB#: 26W-06236

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, ELIHU J. FLAX and wife, FRANCINE W. FLAX

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ELIZABETH CURREY COURTNEY

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:

BEING Unit No. 101 as shown on the Plat of The Lancaster Condominiums, of record in Book 5200, Page 460, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements of The Lancaster Homeowners' Association, as described in Book 5963, Page 441, et seq., said Register's Office.

BEING the same property conveyed to Elihu J. Flax, by Deed from Lancaster Properties, of record in Book 5986, Page 130, Register's Office for Davidson County, Tennessee.

The Premises herein conveyed is a condominium apartment established pursuant 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 The Lancaster Condominiums, of record in Book 5963, Page 441, said Register's Office; and taxes for the current year which have been prorated and assumed by the Grantee herein.

AS part of the above consideration, the Grantee herein assumes and agrees to pay the unpaid balance owing on a certain Note executed by Lancaster Properties, a Joint Venture, to Security Federal Savings and Loan Association

(CONTINUED ON BACK)

unimproved ( )
This is improved (xx) property, known as 3909 WHITLAND AVENUE, 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 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 our hands this 24th day of December, 19 90

X Elihu J. Flax
ELIHU J. FLAX

X Francine W. Flax
FRANCINE W. FLAX

STATE OF ~~TENNESSEE~~ NEW YORK
~~Davidson~~ County
Orange

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ELIHU J. FLAX and wife, FRANCINE W. FLAX,

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 Middletown, New York, ~~Tennessee~~, this 30th day of December, 1990.

Commission Expires 4/11/92

Linda A. Eurich Notary Public

LINDA A. EURICH
Notary Public, State of New York
Residing in Orange County
Commission Expires April 11, 1992

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

FROM
ELIHU J. FLAX

TO
ELIZABETH CURREY COURTNEY

3018 12/31 0101 23CHECK 139.00

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

(CONTINUED FROM FRONT)

of Nashville, in the original principal amount of $59,300.00, of record in Book 5964, Page 431, Register's Office for Davidson County, Tennessee.

FRANCINE W. Flax, wife of the above named Elihu J. Flax, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, especially her marital rights.

82555

IDENTIF. TREFERENCE

DEC 31 11 06 AM '90

FELIX Z. [illegible]
DAVIDSON COUNTY TN.

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 40000.00
CON TX 132.00
PRFEE 1.00
WDEED 6.00
TOTAL 139.00
CHECK 139.00

12/31/90 01 11:05 0001 3018

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

82555

IDENTIF. REFERENCE

DEC 31 11 07 AM '90

FELIX Z. WILSON, II
DAVIDSON COUNTY TN.

No. 385389