Bdl 14

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF April, 19 91.

Notary Public

MY COMMISSION EXPIRES: 7/2/94

(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:	MAP-PARCEL NUMBERS
Cyrus W. Kalb, Jr.	FIDELITY FEDERAL BANK, a Federal	Map 117-7H
(NAME)	(NAME)	
3378 Hillsboro Road	401 Union Street	Parcel 30
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37215	Nashville, Tennessee 37219	7DA-92090
(CITY) (STATE) (P. O. ZIP)	(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, Jack A. Beadles and wife, Eunice J. Beadles

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Cyrus W. Kalb, Jr. and wife, Carlene B. Kalb

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:

Land in Davidson County, Tennessee, being a part of the Plan of Roderick Square, a Horizontal Property Regime, as of record in Plat Book 6250, page 928, said Register's Office, the part hereby described being:

Unit No. 3378 on said Plan, and as shown in and described by the Master Deed establishing a Horizontal Property Regime with respect to Roderick Square Condominiums.

LEGAL DESCRIPTION SAME AS PREVIOUS DEED.

Being the same property conveyed to Jack A. Beadles and wife, Eunice J. Beadles by deed from Haury and Smith Contractors, Inc. as of record in Book 7553, page 753, Register's Office of Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein and 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 *See Back

unimproved (XX)
This is improved ( ) property, known as 3378 Hillsboro Road, Nashville, TN 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 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 their hands this 1st day of April, 19 91

Jack A. Beadles
Jack A. Beadles

Eunice J. Beadles
Eunice J. Beadles

STATE OF TENNESSEE
Davidson County

BOOK 8322 PAGE 62

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jack A. Beadles and wife, Eunice J. Beadles

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 1st day of April, 1991.

Notary Public

Commission Expires 7/24/93

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

FROM
Jack A. Beadles and wife, Eunice J. Beadles

TO
Cyrus W. Kalb, Jr. and wife, Carlene B. Kalb

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

* Horizontal Property Regime of Roderick Square of record in book 6867, page 385, said Register's Office and By-Laws of record in Book 6867, page 394, said Register's Office.

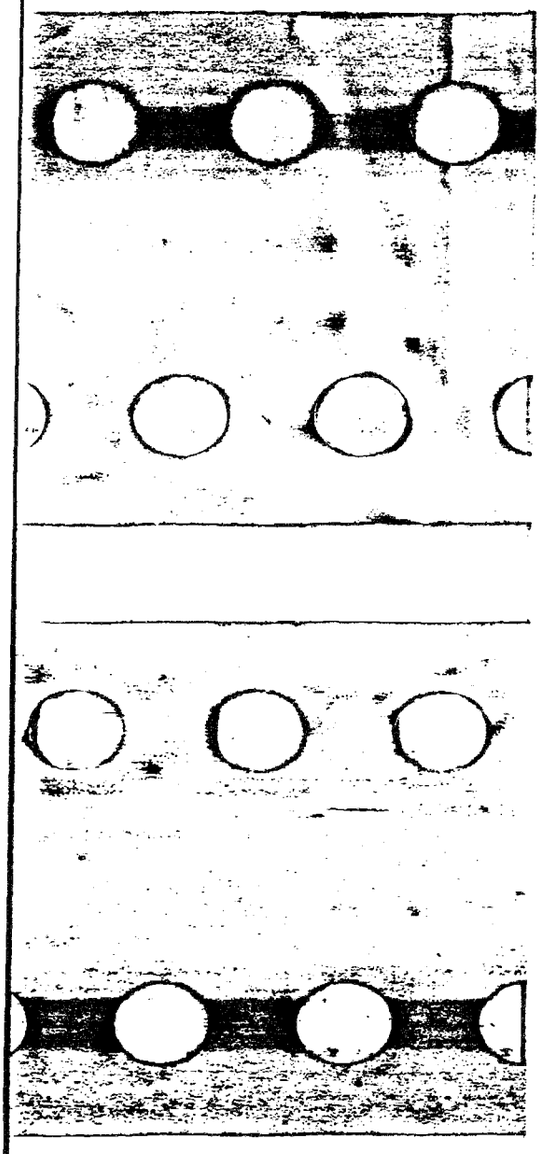
03574

IDENTIF. REFERENCE

APR 2 1 20 PM '91

FELIX [illegible]
DAVIDSON COUNTY TN.

1394 04/02 0101 02CHECK 386.50



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8322 PAGE 63

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 115000.00
				CON TX 379.50
				PRFEE 1.00
				WDEED 6.00
				TOTAL 386.50
				CHECK 386.50
04/02/91		01		13:21 0001 1294

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03574

IDENTIF. REFERENCE

APR 2 1 20 PM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 409398