File Box 14
7644-3

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICH EVER IS GREATER, FOR THIS TRANSFER IS $ 58,000.00

E. Ann Lawrence
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF December, 19 91

Notary Public

MY COMMISSION EXPIRES: 3/27/93
(AFFIX SEAL)

BOOK 8510 PAGE 360

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

NAME & ADDRESS OF PROPERTY OWNER	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES	MAP-PARCEL NUMBERS
E. ANN LAWRENCE (NAME)	FIDELITY FEDERAL BANK (NAME)	Map 85-15-A
107 Spring Place Drive (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Parcel 7.00
Nashville, TN 37214 (CITY) (STATE) (P.O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	3DZ-85947

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, FIDELITY FEDERAL BANK, A FEDERAL SAVINGS BANK

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO E. ANN LAWRENCE, 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. 107 on the Plan of Spring Place Condominiums, as of record in Book 6250, page 830, amended in Book 7213, page 125, 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 Fidelity Federal Bank, a Federal Savings Bank,, by Deed from William L. Rosenberg, Successor Trustee, of record in Book 8326, Page 16, 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 Spring Place Condominiums, of record in Book 6780, page 229, amended in Book 7213, page 121, said Register's Office; By-Laws of record in Book 6780, page 265, amended in Book 7213, page 121 and Book 7242, page 924, said Register's Office; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ( )
This is improved (XX) property, known as 107 Spring Place Drive, Nashville, TN 37214
(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 ~~his~~ hand this 12th day of December, 19 91

FIDELITY FEDERAL BANK, A FEDERAL SAVINGS BANK

By: [signature] Assistant Vice President

STATE OF TENNESSEE
Davidson County

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 _____, Tennessee, this _____ day of _____, 19____.

_____Notary Public

Commission Expires_____

STATE OF TENNESSEE
Davidson County

Before me, the undersigned 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 Fidelity Federal Bank

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 Nashville, Tennessee, this 12th day of December, 19 91.

_____Notary Public

Commission Expires 1-23-94

WARRANTY DEED

FROM

FIDELITY FEDERAL BANK, A FEDERAL SAVINGS BANK

TO

E. ANN LAWRENCE, UNMARRIED

ATTORNEYS TITLE™ *A Minnesota Title Company*

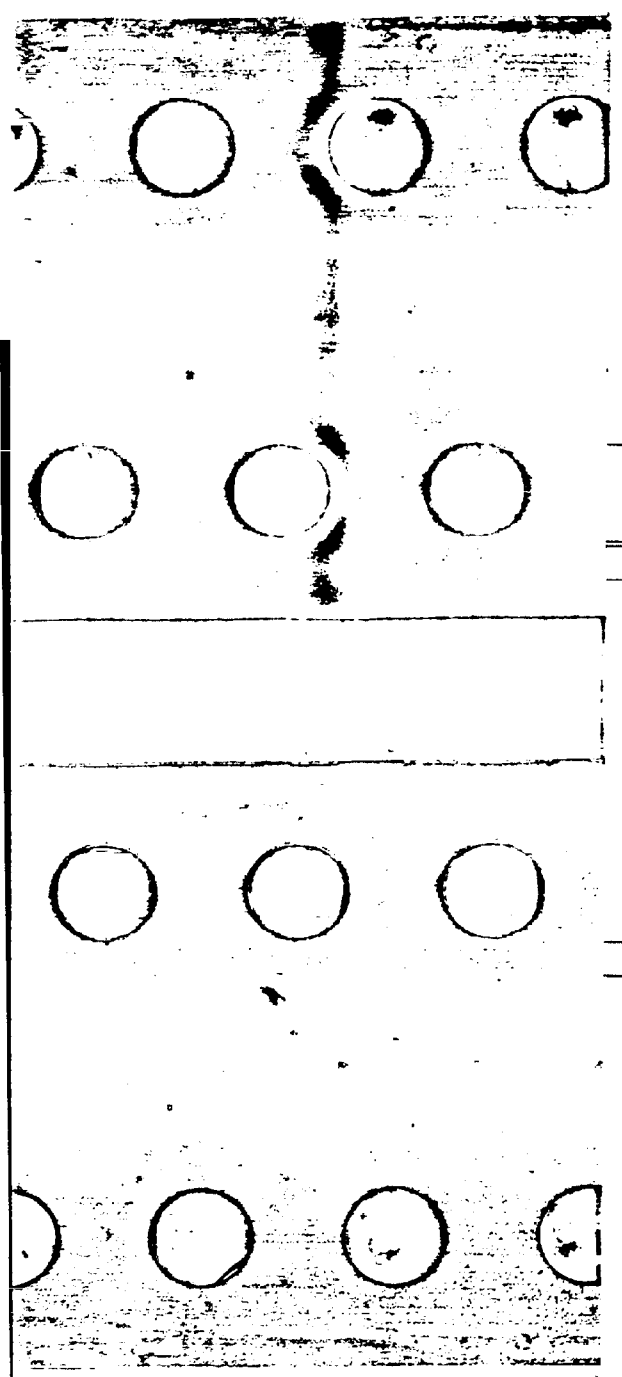
SUITE 175 – 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

RETURN TO: ATTORNEYS TITLE REFERENCE

DEC 18 10 19 AM '91

3498 12/18 0101 02CHECK 221.60

7.0317



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 TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 58000.00
CON TX 214.60
PRFEE 1.00
MTGFEE 6.00
TOTAL 221.60
CHECK 221.60

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/18/91 01 10:19 0001 3498

7.0317.

IDENTIFICATION REFERENCE

Dec 18 10 19 AM '91

FELIX Z. WILSON, II

No. 486002