BOOK 4196 PAGE 13

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William M. Wairse et ux. (NAME:)	Fidelity Federal (NAME:)	13D-21845
3308 Curtis Street (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Map 70-9
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	Par. 22

For and in Consideration of the sum of Ten ($10.00) ---------- *DOLLARS*

cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, and the assumption by William M. Wairse and wife, Ruth R. Wairse of the balance of an indebtedness in the amount of $6,781.56 secured by vendor's lien, on the property herein conveyed, executed by Robert L. Parker and wife, to Baco, Inc. and set out in deed dated October 26, 1957, of record in book 2702, page 127, Register's Office for Davidson County, Tennessee, to secure the payment of a note for $8,950.00 payable as therein specified,

STATE TAX $ 1.45
PROBATE .50
TOTAL $ 1.95

DEC 8 1967

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
PAID DEC 8 - 1967 mk

I, Mary Elizabeth Parker, *have bargained and sold, and by these presents do transfer and convey unto the said* William M. Wairse and wife, Ruth R. Wairse, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being Tract No. 3 of a survey made by Cantrell, Connell & Morrison, Engineers, dated August 19, 1957, not of record, being a part of Lots Nos. 20, 21 and 24 in the H. L. Simpkins Division of the L. G. Curtis Land, as of record in Book 547, page 39, Register's Office for said County.

Said Tract No. 3 fronts 60 feet on the north side of Curtis Street and extends back between parallel lines, 200 feet to a dead line in the rear on which it measures 60 feet.

Being the same real property conveyed to Robert L. Parker and wife, Mary E. Parker, by deed from Baco, Inc., of record in book 2702, page 127, said Register's Office, and by decree of the Fourth Circuit Court of Davidson County, Tennessee, in the cause of Mary Elizabeth Parker vs. Robert Lee Parker, Rule No. 47309, a certified copy of which appears of record in book 4070, page 88, said Register's Office, the interest of Robert Lee Parker was vested in Mary Elizabeth Parker.

This conveyance is made subject to 100-foot easement to Tennessee N. Gas for the purpose of laying gas lines across Lot No. 20, said easement extending 15 feet from each side of the center line, a total of 30 feet in width, said easement of record in book 2498, page 485, Register's Office for Davidson County, Tennessee.

This Instrument Was Prepared By
Dewey W. Pedigo
Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

unimproved ( )
This is improved ( ) property, known as ..... (House Number) ..... (Street) ..... P. O. Address: ..... (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said William M. Wairse and wife, Ruth R. Wairse, their ..... *heirs and assigns, forever.*

And I *do covenant with the said* William M. Wairse and wife, Ruth R. Wairse, *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,* except as above stated.

And I, Mary Elizabeth Parker, *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* William M. Wairse and wife, Ruth R. Wairse, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 6th *day of* December, *19* 67, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Mary Elizabeth Parker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Ethelyne Tatom, *a Notary Public in and for said County and State, the within named* Mary Elizabeth Parker,

the bargainor....., with whom I am personally acquainted, and who acknowledged that she *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 6th *day of* December, *19* 67.

Ethelyne Tatom, *Notary Public.*

Commission Expires 2/18/68

STATE OF
COUNTY OF

99104

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named FELIX Z. WILSON II REGISTER DAVIDSON COUNTY STATE OF TENN

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DEP. REG. $1.50

the bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at DEP. REG. *....., this..... day of....., 19.....*

....., Notary Public.

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared....., with whom I am personally acquainted, and who, upon oath, acknowledged.....self to be..... .....of the ....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by.....self as.....

Witness my hand and seal, at office in.....,
this.....day of....., 19.....

.....
Notary Public

Commission Expires.....