WARRANTY DEED

BOOK 4251 PAGE 449

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert E. Sinclair (NAME:)	Fidelity Federal Savings & Loan Assn. (NAME:)	9D-24952
7205 Willow Creek Drive (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	MAP 142-11 PAR 164
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Thirty-three thousand and no/100---------- ----------($33,000.00)---------- *DOLLARS*

Total consideration of which $7,690.27 has been paid in cash by Robert E. Sinclair and wife, Jean E. Sinclair, the receipt of which is hereby acknowledged, and for the remainder the said Robert E. Sinclair and wife, Jean E. Sinclair have assumed and agreed to pay the unpaid balance of $25,309.73 of an original indebtedness of $26,100.00 secured by deed of trust of record in book 4075, page 35, 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

We, Julian E. Lanier and wife, Joan P. Lanier
have bargained and sold, and by these presents do transfer and convey unto the said Robert E. Sinclair and wife, Jean E. Sinclair
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 Lot No. 44 on the Plan of Section III, Valley West, as of record in Book 3500, page 138, Register's Office for said County.
Said lot fronts 171 feet on the easterly side of Willow Creek Drive and runs back 172.34 feet on the south line and 179 feet on the northerly line, to a dead line in the rear on which it measured 143.53 feet.
Being the same real property conveyed to Julian E. Lanier and wife, Joan P. Lanier by deed from John W. Wilson and wife, Doris D. Wilson, and recorded in book 4192, page 633, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:
Ten-foot public utility along the northerly line of premises. Public utility and drainage easement along the easterly and part of the northerly line of premises, 40-foot building setback line from Willow Creek Drive, and conditions of owners certificate as shown on plan of record in book 3500, page 138, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in book 3872, page 59, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 33,000.00

Affiant

Subscribed and sworn to before me, this the 16th day of Dec. 1970

Notary Public

My commission expires: My Commission Expires April 21, 1971

This is { unimproved / improved (X) } property, known as 7205 Willow Creek Drive (House Number) (Street) Nashville, Tennessee 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 Robert E. Sinclair and wife, Jean E. Sinclair *their heirs and assigns, forever.*

And we *do covenant with the said* Robert E. Sinclair and wife, Jean E. Sinclair *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.*

And we, Julian E. Lanier and wife, Joan P. Lanier *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Robert E. Sinclair and wife, Jean E. Sinclair *their heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 16th *day of* July, *19* 68, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Julian E. Lanier

Joan P. Lanier

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Raymond H. Darrow, a Notary Public in and for said County and State, the within named Julian E. Lanier and wife, Joan P. Lanier

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

Witness my hand and official seal at Nashville, Tennessee, this 16th day of July, 1968.

Raymond H. Darrow, Notary Public.

Commission Expires My Commission Expires April 21, 1971.

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF
COUNTY OF

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, and who acknowledged that ..... executed the within instrument for the purposes therein contained.

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

....., Notary Public.

Commission Expires.....

FELIX Z. HAILEY, REGISTER
DAVIDSON COUNTY, TENN.
JUL 16 12 38 PM '68
IDENTIFICATION REFERENCE
40530

STATE OF TENNESSEE
COUNTY OF DAVIDSON

JUL16 CONV 33,000.00
JUL16 S'TAX A* 85.80
JUL16 PRTEE A* .50
JUL16 MTGED A* 99.00

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.....