BOOK 4435 PAGE 422 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $11,000 OR

L. D. Webber
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF February, 1970.

Notary Public

MY COMMISSION EXPIRES 2-2-73

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
J. J. Foley, Jr., Attorney, 105 Stahlman Building, Nashville, Tennessee 37201
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| L. D. Webber (NAME) | First Federal Savings & Loan Assoc. (NAME) | MAP 72-6 |
| 512 Rochelle Drive (STREET ADDRESS OR ROUTE NUMBER) | Fourth & Union Street (STREET ADDRESS) | PAR. 153 |
| Nashville, Tennessee 37220 (CITY) (STATE) (P. O. ZIP) | Nashville, Tennessee 37219 (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, Victor Ross Fortner and wife, Irene T. Fortner

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO L. D. Webber and James L. Baskin

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 the easterly 48 feet of the westerly 96½ feet of Lot "W" or 9 on the corrected Plan of E. J. Childress Subdivision of the J. H. Ambrose Tract, as of record in Book 332, page 134, Register's Office for said County.

SAID part of Lot "W" or 9 fronts 48 feet on the northerly side of Thomas Street and runs back between parallel lines 152 feet, more or less, to a dead line.

BEING the same property conveyed to Victor Ross Fortner and wife, Irene T. Fortner, by deed from Vernon Ray Parker and wife, Joan L. Parker, of record in Book 4352, page 500, Register's Office for Davidson County, Tennessee.

As a part of the consideration herein the grantees have assumed and agreed to pay the remaining unpaid balance of a certain note which is secured by a deed of trust payable to First Federal Savings and Loan Association, of record in Book 3289, page 511, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 1003 Thomas Avenue Nashville, Tennessee
(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 our hand s this 10 day of February, 19 70

Victor Ross Fortner

Irene T Fortner

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Victor Ross Fortner and wife, Irene T. Fortner

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 10 day of February, 19 70.

Commission expires 5-27-73

James K. Clifford
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

VICTOR ROSS FORTNER AND WIFE,

IRENE T. FORTNER

TO

L. D. WEBBER AND JAMES L. BASKIN

A 85437

IDENTIF. REFERENCE

JUL 31 9 47 AM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

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|---|---|---|---|---|---|
| JUL 31 70 | CONV | 11,000.00 | | | |
| JUL 31 70 | S'TAX | | A* | 28.60 | |
| JUL 31 70 | PR'FEE | | A* | .50 | |
| JUL 31 70 | W'DEED | | A* | 3.00 | * 32.10 |