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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 65,000.00

Gloria Kavanagh
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF September, 19 71.

Notary Public

MY COMMISSION EXPIRES: May 15, 1973

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY This Instrument was prepared by Jno. B. Cobb, Jr., Attorney at Law Stahlman Building, Nashville, Tenn.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles Kavanagh (NAME)	Fidelity Federal Savings & Loan Assoc. (NAME)	116.14515
5900 Robert E. Lee Court (STREET ADDRESS OR ROUTE NUMBER)	Fourth and Union Streets (STREET ADDRESS)	116.9
Nashville, Tennessee (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, Jesse Roy Duty and wife, Mary Frances Hicks Duty

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles Kavanagh and wife, Gloria Kavanagh

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 Lot No. 115 on the Plan of Tyne Valley Estates, Section 5, as of record in Book 3600, page 54, Register's Office for said County, described as follows:

Beginning at a point in the westerly margin of Robert E. Lee Drive, at the corner of the Rucker 2 acre tract; thence with the north line of said tract westerly 279.4 feet to a point, a corner of Lot No. 114; thence with the line between Lots 114 and 115 northerly 149.9 feet to the southerly margin of Robert E. Lee Court; thence with the margin of the same northeasterly 189.9 feet to the beginning of a curve; thence around said curve easterly 40.14 feet to the westerly margin of Robert E. Lee Drive; thence with the margin of the same southeasterly partly around a slight curve, 276.32 feet to the point of beginning.

Being the same property conveyed to Jesse Roy Duty and wife, Mary Frances Hicks Duty, by deed from Haury & Smith Contractors, Inc., a Tennessee Corporation, of record in Book 3926, page 528, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictions in Book 3766, page 609, Book 3788, page 404, and Book 3813, page 383; and easements, setback lines, conditions of owner's certificate, as shown on Plan of record in Book 3600, page 54, Register's Office for Davidson County, Tennessee.

unimproved ( ) This is improved (X) property, known as 5900 Robert E. Lee Court (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 2nd day of September, 19 71

Jesse Roy Duty

Mary Frances Hicks Duty

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, Jo Ann Smith, a Notary Public in and for said County and State, the within named Jesse Roy Duty and wife, Mary Frances Hicks Duty

the bargainors, 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 2nd day of September 19 71

Commission expires May 15, 1973

Jo Ann Smith
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

01 4-47-4

WARRANTY DEED

FROM

Jesse Roy Duty and wife,

Mary Frances Hicks Duty

TO

Charles Kavanagh and wife,

Gloria Kavanagh

329474

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

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IDENTIF. REFERENCE

SEP 3 3 25 PM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

SEP-3	CONV	65,000.00			
SEP-3	S'TAX		A*	169.00	
SEP-3	PR'FEE		A*	.50	
SEP-3	W'DEED		A*	4.00	* 173.50

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.