BOOK 4561 PAGE 455

WARRANTY DEED

This instrument was prepared by Earl Thompson, Atty. Nashville, Tenn.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James J. Conner (NAME)	Fidelity Federal Sav & Loan (NAME)	Map - 133-12
256 Elysian Fields Road (STREET ADDRESS OR ROUTE NUMBER)	Fourth & Union (STREET ADDRESS)	Par. 149 #4
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Four Thousand Four Hundred Fifty ($4,450.00) ----------*DOLLARS*

cash paid to Ronnie Nash and wife, Linda Nash by James J. Conner and wife, Warneta A. Conner; further and other consideration of the Grantees herein. James J. Conner and wife, Warneta A. Conner, assume and agree to pay the balance due and to become due under a Deed of Trust executed by us to Fidelity Federal Savings & Loan Association, which Deed of Trust is of record in Book 4232, page 763, Register's Office for Davidson County, Tennessee and by reference the same is made a part of this conveyance. Said balance is approximately $14,940.47.

We, Ronnie Nash and wife, Linda Nash, *have bargained and sold, and by these presents do transfer and convey unto the said* James J. Conner and wife, Warneta A. Conner, their ----------*heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Lot 54 Elysian Fields Roads on the Plan of Valley View Meadows, Section III as of record in Book 3700, page 93, Register's Office for Davidson County, Tennessee to which said Plan reference is made for detailed description.

Being the same property conveyed to Ronnie E. Nash and wife, Linda Nash by deed from Randall Phillips Builders of record in Book 4232, page 761, said Register's office.

All taxes, fire insurance and all escrow accounts of every kind and character are hereby transferred to the purchaser. The gold carpet in the master bedroom will remain with the premises and also the rug in the bath and the window shutters in the kitchen and den will remain with the property.

NOTARY PUBLIC ... LUNSFORD M. HELLIS JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer, is $ 19,371 27/100

Affiant

Subscribed and sworn to before me, this the 14th day of December, 19 71

Lunsford M. Hellis Jr.
Notary Public

My commission expires: Feb. 5, 1977
(Affix Seal)

This is improved (X) unimproved ( ) property, known as 256 (House Number) Elysian Fields Road (Street) Nashville 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 James J. Conner and wife, Warneta A. Conner, their *heirs and assigns, forever.*

And we *do covenant with the said* James J. Conner and wife, Warneta A. Conner, *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.,* except for the Deed of Trust as hereinbefore set out and which is assumed by the purchaser.

And we, Ronnie Nash and wife, Linda Nash, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* James J. Conner and wife, Warneta A. Conner their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 14th *day of* December, *19* 71, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Ronnie Nash
Ronnie Nash

Linda Nash
Linda Nash

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Lunsford M. Hollis Jr., *a Notary Public in and for said County and State, the within named* Ronnie Nash and wife, Linda Nash.

*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* 14th *day of* December, *19*71.

Lunsford M. Hollis Jr. *Notary Public.*

Commission Expires Feb 5, 1972

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 .....

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 .....

DEC 15	CONV	19,371.57			
DEC 15	S'TAX		A*	50.44	
DEC 15	PB'FEE		A*	.50	
DEC 15	W'DEED		A*	8.00	* 58.94

WARRANTY DEED

FROM

Ronnie Nash et ux

TO

James J. Conner et ux

B 4 1 4 9 7

IDENTIF. REFERENCE

Dec 15 11 40 AM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE