BOOK 4565 PAGE 206

WARRANTY DEED

This Instrument Was Prepared By DENNEY, LACKEY, CHERNAU & CARTER 218 Third Avenue North Nashville, Tennessee 37201

(CORPORATE FORM) Form #WD5

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
H. Howard Bragdon, divorced (NAME)	Fidelity Federal SAvings & LoanAssociation of Nashville (NAME)	Map 136? Lot 88 Pd
Del Crest Drive (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	
Nashville, Tenn. (CITY) (STATE) (ZIP)	Nashville, Tenn. 37219 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100---------- ($10.00) *Dollars,* cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, UNITED BUILDERS, INC., a Tennessee corporation,

has bargained and sold, and does hereby transfer and convey unto the said H. Howard Bragdon, divorced, his *(successors), heirs and assigns, certain real estate in* Davidson *County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot 138 on the Planof Priest Lake Park Subdivision, Section 3, as of record in Book 4460, page 5, Register's Office for said County, to which plan reference is here made for a more complete description.

Being property conveyed to United Builders, Inc. by deed from Randall Phillips, Trustee, of record in Book 4508, page 401, Register's Office for said County.

This conveyance is made subject to restrictions of record in Book 4482, page 615, R.O.D.C.,Tennessee; easements, setback lines and conditions of owner's certificate, etc., as shown on plan of record in Book 4460, page 5, 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 $ 39,950.00

Subscribed and sworn to before me, this the 30th day of December 19 71

Affiant

My commission expires: My Commission Expires APRIL 30, 1975 (Affix Seal)

Notary Public

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

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said H. Howard Bragdon, divorced, his *(successors), heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered.*

Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to said H. Howard Bragdon, divorced, his *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 30th *day of* December, 71, *the corporate party, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

UNITED BUILDERS, INC.

By: J. Paul Kinard

J. Paul Kinard, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, James D. Huddleston, a Notary Public of the State and County aforesaid, personally appeared ~~MX~~ J. Paul Kinard, with whom I am personally acquainted, and who, upon oath, acknowledged him self to be President of the United Builders, Inc. the within named bargainor, a corporation, and that he as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by him self as President.

Witness my hand and seal, at office in Nashville, Tennessee this 30th day of December, 19 71

James D. Huddleston
Notary Public

My Commission Expires APRIL 30, 1975

Commission expires .....

JAMES D. HUDDLESTON NOTARY PUBLIC DAVIDSON COUNTY, TENN.

DEC 30 3 16 PM '71

DEC30= COMM 39,950.00
DEC30= STAX A* 103.74
DEC30= PWFEE A* .50
DEC30= WDEED A* 4.00 * 108.24

B 43083

IDENTIF. REFERENCE

Dec 30 3 16 PM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

Attorneys TITLE COMPANY
STAHLMAN BUILDING

Q41904-8

WARRANTY DEED

FROM

UNITED BUILDERS, INC.

TO

H. HOWARD BRAGDON, DIVORCED