WARRANTY DEED

BOOK 4629 PAGE 308

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mary Ann Duane (NAME)	Fidelity Federal Savings and Loan (NAME)	Map 117-1
3633 Saratoga Drive (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	par 30
Nashville, Tenn. (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37219 (CITY) (ZONE) (STATE)	pd

FOR AND IN CONSIDERATION of the sum of Twenty Thousand Five Hundred ($20,500.00) and no/100 - - - *Dollars,* cash in hand paid by Mary Ann Duane, the receipt of which is hereby acknowledged.

We, James N. Stansell, Jr. and wife Shirley Bethshares Stansell

have this day bargained and sold, and do hereby transfer and convey unto the said Mary Ann Duane her *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being lot No. 41 of Block A, on the Map of Bellwood, as of record in book 547, pages 149 and 150, Register's Office for said County.

Said lot No. 41 fronts 60 feet on the southerly side of Saratoga Drive and runs back between lines 171.42 feet on the easterly line and 175 feet on the westerly line to a dead line in the rear on which it measures 50 feet.

Being the same property conveyed to James N. Stansell Jr. and wife Shirley Bethshares Stansell by deed from John G. Shumaker and wife of record in book 4041, page 349, said Register's Office.

This conveyance is made subject to building set-back lines as shown on plan of record in book 547, pages 149 and 150 and to a 5 foot easement for public utility purposes as reserved in deed of record in book 775, page 62, said Register's Office.

Taxes for the year 1972 are pro-rated and assumed by grantee.

This instrument was prepared by James R. Wyatt, 100 39th. Ave. No. Nashville, Tenn.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 20,500.00

Subscribed and sworn to before me, this the 16th day of August 19 72

Affiant

My commission expires: 4/24/76 (Affix Seal)

Notary Public

This is improved (unimproved) (X) property, known as 3633 Saratoga Drive (House Number) (Street) Nashville, Tenn. 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 Mary Ann Duane her *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Mary Ann Duane her *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hands this* 16th *day of* August *19* 72 *the corporate party, if any, having caused its name to be signed hereto by the duly authorized officers on said day and date.*

James N. Stansell, Jr.

Shirley Bethshares Stansell

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Ellen P. Franklin, a Notary Public in and for said County and State, James N. Stansell Jr. and wife Shirley Bethshares Stansell

the within named 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 16 day of August, 1972.

Ellen P. Franklin
Notary Public

Commission expires 4/24/76

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 _____

AUG 17 72 CONV 20,500.00
AUG 17 72 S'TAX A* 53.30
AUG 17 72 PR'FEE A* .50
AUG 17 72 WDEED A* 4.00 * 57.80

084,114-2

WARRANTY DEED

FROM James N. Stansell Jr., etux

TO Mary Ann Duane

B 7 2 1 2 9

IDENTIF. REFERENCE

AUG 17 3 34 PM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Guaranty Title
Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2650
NASHVILLE, TENNESSEE

LOAN ASSOCIATION OF NASHVILLE