WARRANTY DEED

BOOK 4650 PAGE 441

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
ANN W. LUSTY	Fidelity Federal Savings & Loan	
(NAME)	(NAME)	
1319 Ardee Avenue	Union at 4th Avenue	61-16
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville, Tennessee	239
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN & NO/100---------- ----------($10.00)---------- *Dollars,* cash in hand paid by Ann W. Lusty, hereinafter called the Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Stuart M. Lusty, Jr., hereinafter called the Grantor, for the express purpose of vesting the whole fee simple title to the hereinafter described real property in the said Ann W. Lusty for her sole and separate estate, by virtue of and in accordance with Tennessee Code Annotated 64-110,

have this day bargained and sold, and do hereby transfer and convey unto the said Ann W. Lusty, her heirs and Assigns, all my right, title and interest in and to

certain real estate in Davidson County, Tennessee, as follows:

Being Lots Nos. 62 and 63 of Block "C" on the map of Sunnymeade Subdivision, as of record in Book 974, Page 56 and 57, Register's Office for said County.

Said lots adjoin and front together 100 feet on the North side of Ardee Avenue and run back between lines, 340.3 feet on the west line of Lot No. 62 and 345.3 feet on the east line of Lot No. 63, to a dead line, measuring 100 feet thereon.

Being the same property conveyed to Stuart M. Lusty and wife, Ann W. Lusty, by deed from J. F. Lynn and wife, Cecil Kelly Lynn, of record in Book 2925, Page 461, Register's Office for Davidson County, Tennessee, Stuart M. Lusty, Jr. being the same person as Stuart M. Lusty in said deed of record in Book 2925, Page 461, said Register's Office.

This conveyance is made subject to restrictive covenants, easements and other limitations as of record and to Deed of Trust of record in Book 2943, Page 133, Register's Office for Davidson County, Tennessee, executed to secure a certain note described therein, the unpaid balance of which the Grantee herein assumes and agrees to pay.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

Subscribed and sworn to before me, this the _____ day of _____, 19____

Affiant

My commission expires: _____ (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 1319 Ardee Avenue, Nashville, Tennessee 37216
(House Number) (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 Grantee, her

(successors), heirs and assigns forever. I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantee, her

(successors), heirs and assigns, against the lawful claims of all persons.

Witness my *hand this* 30th *day of* June, 1972, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Stuart M. Lusty, Jr.

THIS INSTRUMENT PREPARED BY

CLARENCE O. INGRAM
Attorney at Law
Graylynn Drive at Lebanon Road
Nashville, Tennessee 37214

STATE OF ~~TENNESSEE~~ South Carolina
COUNTY OF ~~DAVIDSON~~ Cherokee

Personally appeared before me, the undersigned *, a Notary Public in and for said County and State,* Stuart M. Lusty, Jr

the within named bargainor....., with whom I am personally acquainted, and who acknowledged that he *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Gaffney, South Carolina ~~Tennessee~~
this 30th *day of* June, *19* 72.

E. Saint-Amand *Notary Public* for State of South Carolina

Commission expires September 15, 1980

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 .....

OCT 30 72 MISC A* 4.00 * 4.00

WARRANTY DEED

FROM
STUART M. LUSTY, JR.
TO
ANN W. LUSTY

B 8 1 8 8 0

IDENTIF. REFERENCE

OCT 30 8 54 AM '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

442