BOOK 4740 PAGE 42 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 47,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF August 1973.

Notary Public

MY COMMISSION EXPIRES: 2-12-75

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

WILKINS & ADAMS ATTYS., 112 Stahlman Building, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John V. Adams (NAME)	Fidelity Federal S & L Ass'n (NAME)	FH05045
4411 Alcott Drive (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Map 130 12
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37201 (CITY) (STATE) (ZIP)	Par 8

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~~ I, DENA J. BUKTENICA

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN V. ADAMS and wife, PATRICIA S. ADAMS

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. 7 on the plan of Hycrest Acres III, of record in Book 2331, page 75, Register's Office for said County.

SAID Lot No. 7 fronts 140.25 feet on the westerly margin of Alcott Drive and extends back 358.4 feet on the northerly line and 241.2 feet on the southerly line to a broken line in the rear, measuring 249.8 feet thereon.

BEING the same property conveyed to Dena J. Buktenica by two deeds, one from Warren H. Webb and wife, Celia Webb, of record in Book 4164, page 442, and the other from Norman A. Buktenica of record in Book 4656, page 846, all in the Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Fidelity Federal Savings and Loan Association of record in Book 4164, page 444, in Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

This is unimproved ( ) improved (X) property, known as 4411 Alcott Drive, Nashville, Tennessee
(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 my hand this 16th day of August, 1973

Dena J. Buktenica*

*Dena J. Buktenica and Dena Jaffe are one and the same person.

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DENA J. BUKTENICA*

the bargainor, with whom I am personally acquainted, and who acknowledged that She executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 16th day of August 19 73

Commission expires 19 August, 1976

William L. Snell
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

WARRANTY DEED

FROM

DENA J. BUKTENICA

TO

JOHN V. ADAMS and wife,

PATRICIA S. ADAMS

C 2 0 8 4 9

IDENTIF. REFERENCE

AUG 23 10 19 AM '73

FELIX Z. ... DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed

NASHVILLE, TENN.

WILKINS & ADAMS
ATTORNEYS AT LAW
112 STAHLMAN BUILDING
NASHVILLE, TENNESSEE 37201

Recd / Bk 8

AUG23	CONV	47,500.00				
AUG23	S'TAX		A*	123.50		
AUG23	PB'FEE		A*	.50		
AUG23	W'DEED		A*	4.00	*	128.00