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

BOOK 4754 PAGE 15

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 26,450.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF October, 19 73

Notary Public

MY COMMISSION EXPIRES: My Commission Expires JULY 29, 1974

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ralph P. Gernhardt (NAME)	Fidelity Federal S. & L. Assn. (NAME)	147-0 44
4826 Hopedale Drive (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	
Nashville, Tenn. 37211 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	

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, BUFORD G. PITTS AND WIFE, SARAH M. PITTS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RALPH P. GERNHARDT, DIVORCED,

HEREINAFTER CALLED THE GRANTEES, ~~THEIR~~ his 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. 53 on the Plan of Beverly Heights Subdivision, Section II, of record in Book 2331, page 42, said Register's Office.

Said Lot No. 53 fronts 90 feet on the easterly margin of Hopadale Drive and runs back between lines 195, feet on the northerly line and 203.5 feet on the southerly line to a dead line in the rear, measuring 52.9 feet thereon.

Being the same property conveyed to Buford G. Pitts and wife, Sarah M. Pitts by deed from Southeastern Land Development Company of record in Book 2858, page 171, Register's Office of Davidson County, Tennessee.

This conveyance is made subject to Restrictions of record in Book 2440, page 199; and easements, setback lines, conditions of owners certificate, etc., as shown on plan of record in Book 2331, page 42, R.O.D.C., Tennessee.

This is unimproved ( ) improved (X) property, known as 4826 Hopedale Drive, Nashville, Tennessee 37211
(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 our hand s this 5th day of October, 19 73

Buford G. Pitts

Sarah M. Pitts

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Robert W. Thurman, Jr., a Notary Public in and for said County and State, the within named Buford G. Pitts and wife, Sarah M. Pitts

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 5th day of October, 19 73

Commission expires My Commission Expires JULY 29, 1974

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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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 Buford G. Pitts et ux.

TO Ralph P. Gernhardt, divorced

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

G 27 1 42

IDENTIF. REFERENCE

Oct 9 3 29 PM '73

FELIX E. WILSON III REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

04-2116-2

OCT-9??	CONV	26,450.00			
OCT-9??	S'TAX		A*	68.64	
OCT-9??	PR'FEE		A*	.50	
OCT-9??	W'DEED		A*	4.00	* 73.14