This instrument was prepared by: Andrew D. Tanner, Attorney
507 American Trust Building
P. O. Box 2541
Nashville TN 37219

BOOK 4798 PAGE 780

WARRANTY DEED

G-235601-TTC

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Harry Michael Finley et ux	Fidelity Federal S&L Association	9D - 5307
(NAME)	(NAME)	
7428 Stacy Drive	226 Third Avenue North	142-2-36
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn. 37221	Nashville, Tennessee 37219	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of

TEN and no/100 ------ ($10.00)---------- *Dollars,*
cash paid by Grantees and other good and valuable consideration, the receipt of which is hereby acknowledged, including the assumption by the said Grantees of the unpaid principal balance of a note in the original amount of $23,750.00, to Fidelity Federal Savings & Loan Association, secured by a deed of trust to Vaden Lackey, Jr., Trustee, of record in Book 4343, page 488, Register's Office for Davidson County, Tennessee, payable as specified therein,

we, Gerald E. Simmons and wife, Dorothy H. Simmons,

have this day bargained and sold, and do hereby transfer and convey unto the said

Harry Michael Finley and wife, Glenda Jean Finley,

their *(successors), heirs and assigns,*

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

Being Lot No. 52 on the Plan of Cross Timbers, Section II, as of record in Book 3700, page 92, Register's Office for said County.

Said Lot No. 52 fronts 86.0 feet on the northerly side of Stacy Drive and extends back 150.0 feet between parallel lines to a line in the rear on which it measures 86.0 feet.

Being the same property conveyed to Gerald E. Simmons and wife, Dorothy H. Simmons, by deed from John Ryan Bennett and wife, Clara W. Bennett, of record in Book 4391, page 208, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictions in Book 4064, page 909; and the recorded plan shows an Owner's Certificate, a 40-foot setback line from Stacy Drive, a 25-foot easement for public utilities and drainage along the rear line of said lot, a utility anchor easement 2.5x25 feet located on the east front corner of said lot, and a 5-foot drainage easement along the west side of said lot.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 32,000.00

Subscribed and sworn to before me, this the 22nd day of March 19 74

Affiant

My commission expires: My Commission Expires Nov. 8, 1975 (Affix Seal)

Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

This is unimproved ( ) improved (X) property, known as 7428 Stacy Drive, Nashville TN 37221
(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

Harry Michael Finley and wife, Glenda Jean Finley,

their *(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.* except as aforesaid.

We *further covenant and bind* ourselves/our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Harry Michael Finley and wife, Glenda Jean Finley, their

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

Witness our hands this fourth day of March, 19 74 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Dorothy H. Simmons

Gerald E. Simmons

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gerald E. Simmons and wife, Dorothy H. Simmons,

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 4th day of March, 19 74.

My Commission Expires Nov. 8, 1975 Ina N. Kent Notary Public

Commission expires

INA N. KENT NOTARY PUBLIC DAVIDSON COUNTY TENN.

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

MAR 25 74 CONV 32,000.00
MAR 25 74 S TAX A* 83.20
MAR 25 74 PR FEE A* .50
MAR 25 74 W DEED A* 4.00 * 87.70

WARRANTY DEED

FROM

GERALD E. SIMMONS et ux

TO

HARRY MICHAEL FINLEY et ux

C 4 6 8 1 2

IDENTIF. REFERENCE

MAR 25 9 27 AM '74

FELIX Z. [illegible] II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Box 28
Phone 255-4631
NASHVILLE, TENNESSEE 37238

Mail to: Nixon-Kent Realty Co. Inc. 21[illegible] F