This instrument prepared by: Thomas M. Black, Attorney at Law, 223 Madison Street, Madison, Tennessee 37115

BOOK 4802 PAGE 800

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JOE R. GAINES, JR. (NAME)	Fidelity Federal Savings & Loan (NAME)	
117 W. Marthonna Road (STREET ADDRESS OR ROUTE NUMBER)	223 Third Avenue North (STREET ADDRESS)	42-15
Madison, Tennessee 37115 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37219 (CITY) (ZONE) (STATE)	39 PW

FOR AND IN CONSIDERATION of the sum of ----------TEN AND 00/100----------
----------($10.00)---------- *Dollars,*

cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged,

THOMAS E. STEWART and C. C. MASON, as tenants in common,

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

JOE R. GAINES, JR., single, his

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in the 11th, formerly 19th, Civil District of Davidson County, Tennessee, being Lots Nos. 40, 41, 42 and 43 of Block "B" on the plan of Marthonna, not of record, described according to a survey made by J. A. Mefford, Surveyor, December __, 1937, as follows:

Beginning in the easterly margin of Ezell Road West at a point 575 feet south of the southerly margin of Old Hickory Boulevard, said point being the intersection of the common line of Lots Nos. 39 and 40, with the easterly line of Ezell Road West and running thence southerly along the easterly margin of Ezell Road West 100 feet; thence easterly at right angles to Ezell Road West 420 feet; thence northerly and parallel to the first course 100 feet; thence westerly 420 feet to the point and place of beginning.

Being the same property conveyed to Thomas E. Stewart and C. C. Mason, as tenants in common, by deed from Lillian Lineweaver, of record in Book 4751, page 994, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 26,500.00

Subscribed and sworn to before me, this the 3rd day of April 19 74

Affiant

My commission expires: July 31, 1974 (Affix Seal)

Notary Public

This is improved (XX) unimproved ( ) property, known as 117 W. Marthonna Road, Madison, Tennessee 37115
(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, his
(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 appears of record.

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

Witness our *hand* S *this* 3rd *day of* April, 1974, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Thomas E. Stewart

C. C. Mason

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* THOMAS E. STEWART and C. C. MASON, *the within named 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 Madison, *Tennessee this* 3d *day of* April, *19*74.

Thomas M Black
Notary Public

Commission expires 11-12-75

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 _____

APR-4 CONV 26,500.00
APR-4 S'TAX A* 68.90
APR-4 PR'FEE A* .50
APR-4 W'DEED A* 4.00 * 73.40

Loan #01-021206-9

WARRANTY DEED

FROM

THOMAS E. STEWART, ET AL

TO

JOE R. GAINES, JR.

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

G 4 8 5 6 4

IDENTIF. REFERENCE

APR 4 3 46 PM '74

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

Compliments of
Commonwealth Title Agency of Nashville, Inc.
Suite 112 Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115