FORM NO. WD-1

BOOK 4827 PAGE 325

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 15,867.16

Lyla Abernathy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF June 19 74

John V. Adams
Notary Public

MY COMMISSION EXPIRES: 5-1-76

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS & ADAMS, Attorneys, 112 Stahlman Building, Nashville, Tenn.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas Edward Abernathy (NAME)	Fidelity Federal S/L Assoc. (NAME)	15D9305
1312 Shelton Avenue (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Map 72-7
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	Par 29

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, FRANK D. HOOBERRY and wife, ELIZABETH W. HOOBERRY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THOMAS EDWARD ABERNATHY and wife, LYLA R. ABERNATHY

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 the westerly 50 feet of Lot 18 on the plan of Mora Sharpe Land, of record in Plan Book 647, page 114, Register's Office for said County.

SAID part of Lot No. 18 fronts 50 feet on the southerly margin of Shelton Avenue and extends back 240 feet, more or less, on the westerly line and 234.4 feet, more or less, on the easterly line to a dead line in the rear, measuring 63 feet thereon.

BEING the same property conveyed to Frank D. Hooberry and wife, Elizabeth W. Hooberry by deed from Harry L. Bibb and wife, Francella F. Bibb of record in Book 4642, page 394, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements, or other encumberances which are matters of public record.

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 & Loan Association of record in Book 4641, page 162, Register's Office for Davidson County, Tennessee, and also to assume the unpaid balance of a lien retained in the deed from Harry L. Bibb and wife, Francella F. Bibb to Frank D. Hooberry and wife, Elizabeth W. Hooberry of record in Book 4642, page 394, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid first mortgage deed of trust is hereby transferred to the said Grantees.

unimproved ( )
This is improved (X) property, known as 1312 Shelton Avenue, Nashville, Tenn.
(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 14th day of June, 19 74

Frank D. Hooberry — Elizabeth W. Hooberry

Frank D. Hooberry
Elizabeth W. Hooberry

STATE OF TENNESSEE
Davidson County

BOOK 1827 PAGE 326

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named FRANK D. HOOBERRY and wife, ELIZABETH W. HOOBERRY

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 14th day of June 1974.

Commission expires 5-1-76

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

C 59803

WARRANTY DEED

FROM

FRANK D. HOOBERRY ET UX

TO

THOMAS EDWARD ABERNATHY ET UX

IDENTIF. REFERENCE

JUN 20 3 46 PM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JUN 20 74	CONV	15,867.16			
JUN 20 74	S'TAX		A*	41.34	
JUN 20 74	PR'FEE		A*	.50	
JUN 20 74	W'DEED		A*	4.00	* 45.84

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

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

Rec'd Bk 8