FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 53,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF August 1974.

Notary Public

MY COMMISSION EXPIRES: 2-15-77

(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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
Jannie Higgins (NAME)	Fidelity Federal S/L Assoc. (NAME)	11D 67300 11D 67325
810 Church Street (STREET ADDRESS OR ROUTE NUMBER)	236 4th Avenue, North (STREET ADDRESS)	Map 52 5 Map 52 9
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37201 (CITY) (STATE) (ZIP)	Par 111.1 Par 8.5

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, JACK A. MERLIN and wife, MARGARET KAY MERLIN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JANNIE HIGGINS and FLORENCE GOOD as tenants by the entirety

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 part of Lot No. 17 on the Map of Montague Subdivision, as of record in Book 421, page 129, Register's Office for said County, described according to a survey made by Hickerson & Hickerson, Engineers, dated June 28, 1963, as follows:

BEGINNING at an iron pin at the southeasterly margin of Fernbank Avenue, said point being north 36° 53' east 516 feet from the margin of Palestine Avenue; thence with the margin of said Fernbank Avenue north 36° 53' east, erroneously referred to in prior deeds as south 36° 53' east 57 feet to a point; thence north 53° 07' west 25 feet to an iron pin; thence north 36° 53' east 451 feet to an iron pin; thence south 53° 07' east 233.8 feet to a point; thence south 36° 53' west 508 feet to an iron pin; thence north 53° 07' west 208.8 feet to the point of beginning.

BEING the same property conveyed to Jack A. Merlin and wife, Mary Ann Merlin, by deed from Junior Lee Hovatter and wife, Lillie May Hovatter, of record in Book 4188, page 488, Register's Office for Davidson County, Tennessee. The said Mary Ann Merlin having since died.

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 4629, page 662, 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 1105 Fernbank, Madison, 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 our hands this 8th day of August, 1974

Jack A. Merlin

Margaret Kay Merlin

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 JACK A. MERLIN and wife, MARGARET KAY MERLIN

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 8th day of August, 1974

Commission expires 2-5-78

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 JACK A. MERLIN ET UX

TO JANNIE HIGGINS and FLORENCE GOOD

C 66970

IDENTIF. REFERENCE

AUG 13 10 39 AM '74

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Title Guaranteed
NASHVILLE, TENN.

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

Recd / Bkd

AUG 13 CONV 55,000.00
AUG 13 S'TAX A* 143.00
AUG 13 PR'FEE A* .50
AUG 13 W'DEED A* 4.00 * 147.50