BOOK 4847 PAGE 310 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $27,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF August 19 74

Notary Public

MY COMMISSION EXPIRES: January 24, 1976

(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Thomas Dawson (NAME)	Fidelity Federal (NAME)	
378 Annex Avenue (STREET ADDRESS OR ROUTE NUMBER)	226 3rd Avenue North (STREET ADDRESS)	102-3
Nashville, Tenn. 37209 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	175

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, MARCIUS C. KERR, III AND WIFE, LYNDA K. KERR

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES THOMAS DAWSON AND WIFE, JULIE ANNE DAWSON

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 Lot No. 1199 on the Map of Charlotte Park, Section 21, of record in Book 3700, page 10, Register's Office for said County, to which plan reference is hereby made.

Being the same property conveyed to Marcius C. Kerr, III and wife, Lynda K. Kerr by deed from G. H. Todd and H. B. Sheets of record in Book 4125, page 166, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictions of record in Book 3837, page 823, Book 3902, page 965; and easements, setback lines, conditions of owners certificate, etc., as shown on plan of record in Book 3700, page 10, R.O.D.C., Tennessee.

This is unimproved ( ) improved (X) property, known as 378 Annex Avenue, Nashville, Tennessee 37209
(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 23rd day of August, 19 74

Marcius C. Kerr III

Lynda K. Kerr

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 Marcius C. Kerr, III and wife, Lynda K. Kerr

the 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 23rd day of August, 19 74

Commission expires January 24, 1976

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

Loan #084416-0

WARRANTY DEED

FROM

Marcius C. Kerr, III and wife,

Lynda K. Kerr

TO

James Thomas Dawson and wife,

Julie Anne Dawson

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

C 6 8 9 2 6

IDENTIF. REFERENCE

AUG 27 2 58 PM '74

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TENN.

AUG 27 74	CONV	27,000.00			
AUG 27 74	S'TAX		A*	70.20	
AUG 27 74	PR'FEE		A*	.50	
AUG 27 74	W'DEED		A*	4.00	* 74.70

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.