This Instrument Prepared by: MEAD & MEAD, Attorneys, Suite 202,
1108 Oak Valley Drive, Nashville, Tennessee 37207

Mail

WARRANTY DEED

BOOK 4849 PAGE 580

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Gwen C. Hicks	Loan Assoc. Fidelity Federal Savings &	
(NAME)	(NAME)	52-9
1113 Fernbank Avenue	226 3rd Avenue North	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	83
Madison, Tennessee	Nashville, Tennessee	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ($10.00)
Ten and no/100 *Dollars,*
cash in hand, paid by the Grantee, hereinafter named, and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption by the Grantee of the unpaid balance of an indebtedness in the original principal amount of $15,950.00, payable to Fidelity Federal Savings & Loan Association of Nashville, Tennessee; and secured by a Deed of Trust executed by Russell E. Donmoyer and wife, Linda H. Donmoyer to Vaden Lackey, Jr., Trustee of record in Book 4543, Page 924 as corrected in Book 4576, Page 1, Register's Office for Davidson County, Tennessee. It is understood and agreed that the aforesaid Deed of Trust is hereby transferred to the said Grantee.
We, RUSSELL E. DONMOYER, and wife LINDA H. DONMOYER, hereinafter called Grantors,

have this day bargained and sold, and do hereby transfer and convey unto the said GWEN C. HICKS, hereinafter called the Grantee,

~~XXXXXX~~), heirs and assigns,
certain real estate in Davidson County, Tennessee, as follows:
Being part of Lot No. 17 on the Map of Montague Subdivision, of record in Book 421, page 129, Register's Office for said County, and being Tract No. 4 on a survey by Hickerson-Hickerson, Surveyors, dated 3-1-62 and described as follows:

Beginning at a point on the southeasterly margin of Fernbank Drive as widened at a point 400 feet northward from the northerly margin of Palestine Avenue; thence south 53° 7' east 208.8 feet to a point; thence north 36° 53' east 60 feet to a point; thence north 53° 7' west 208.8 feet to the southeasterly margin of Fernbank Drive; thence south 36° 53' west with said southeasterly margin of Fernbank Drive 60 feet to the point of beginning.

Being the same property conveyed to Russell E. Donmoyer and wife, Linda H. Donmoyer, by deed from G. W. Hire and wife, Lula Mae Hire, of record in Book 4543, page 922, Register's Office for Davidson County, Tennessee.

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It is understood and agreed that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 20,226.04

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

Affiant: Gwen C. Hicks

My commission expires: 10-26-77 (Affix Seal)

Notary Public: Eleanor T. Mead

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

This is unimproved ( ) improved (X) property, known as 1113 Fernbank Avenue, Madison, Tennessee
(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 her

~~XXXXXX~~), *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.*

we *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantee, her

~~XXXXXX~~, *heirs and assigns, against the lawful claims of all persons.*

Witness our *hands this* 3rd *day of* September, 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.*

Russell E Donmoyer
RUSSELL E. DONMOYER

Linda H. Donmoyer
LINDA H. DONMOYER

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 4849 PAGE 581

Personally appeared before me, Eleanor T. Mead, *a Notary Public in and for said County and State,* Russell E. Donmoyer and wife Linda H. Donmoyer

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* 3rd *day of* September, *19*74

Eleanor T. Mead *Notary Public*

NOTARY PUBLIC AT LARGE * STATE OF TENNESSEE * ELEANOR T. MEAD

Commission expires 10/26/77

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 .....

SEP-5'74 CONV 20,526.04
SEP-5'74 S'TAX A* 53.30
SEP-5'74 PR'FEE A* .50
SEP-5'74 W'DEED A* 4.00 * 57.80

WARRANTY DEED

FROM

TO

C 69938

IDENTIF. REFERENCE

SEP 5 10 52 AM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS