BOOK 4853 PAGE 493 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 39,500.00

Colby H. Menning
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF September 1974.

Notary Public

MY COMMISSION EXPIRES: [illegible]

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Fred E. Cowden, Jr., Attorney, 808 Sudekum Building, Nashville, Tennessee 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Colby H. Menning ET UX (NAME)	Fidelity Federal Savings and Loan (NAME)	
108 South Bellevue Drive (STREET ADDRESS OR ROUTE NUMBER)	226 Third Avenue North (STREET ADDRESS)	Map 116-14
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tenn. 37219 (CITY) (STATE) (ZIP)	Par. 17

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, Peter Condiles and wife, Carole Cantore Condiles

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Colby H. Menning and wife Sarah M. Menning

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 half of Lot No. 7 on the map of Bransford Realty Company and Johnson Bransford Subdivision of part of a 40-acre tract and lot No. 27 and part of Lot No. 28, Deer Park Subdivision of Belle Meade, as of record in Book 421, page 67, Register's Office for said County.

Said part of lot No. 7 fronts 75 feet on the northerly side of Bellevue Drive South and runs back 246.5 feet on the westerly line and 248 feet, more or less, on the easterly line to the southerly line of Lot No. 6 and measures 65 feet thereon.

Being the same property conveyed to Peter Condiles and wife, Carole Cantore Condiles, by deed from Frank E. Stafford, Jr. and wife, Elizabeth E. Stafford, of record in Book 4255, page 757, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 108 South Bellevue Drive, Nashville, Tennessee 37205
(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 18th day of September, 19 74

Peter Condiles

Carole Cantore Condiles

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Carolyn Ruane, a Notary Public in and for said County and State, the within named Peter Condiles and wife, Carole Cantore Condiles

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 18th day of September 1974

Commission expires My Commission Expires May 20, 1978

Carolyn Ruane
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, Carolyn Ruane, a Notary Public within and for the State and County aforesaid, personally appeared

and (his oath) (himself) with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the

and respectively of the

the within named bargainor, a corporation, and that (he) as such

and (they) 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 Nashville, Tenn. on this the 18th day of September, 19 74

My commission expires

Notary Public

021456-9

WARRANTY DEED

FROM

Peter Condiles and wife
Cantore
Carole C. Condiles

TO

Colby H. Menning
Sarah M. Menning

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

9 8 7 1 7 6

IDENTIF. REFERENCE

SEP 19 2 54 PM '74

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

SEP 19 74	CONV	39,500.00			
SEP 19 74	S'TAX		A*	102.70	
SEP 19 74	PR'FEE		A*	.50	
SEP 19 74	W'DEED		A*	4.00	* 107.20

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.