Loan #362062-9 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 $ 30,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF September, 1974.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires AUG. 14, 1978

(AFFIX SEAL)

This Instrument Was Prepared By
BINNEY, 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
John H. Demerich, Jr. (NAME)	Fidelity Federal (NAME)	
196 Bonnalee Drive (STREET ADDRESS OR ROUTE NUMBER)	226 3rd Avenue North (STREET ADDRESS)	Map 74-8
Hermitage, Tennessee 37076 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	Par 18.5

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, DAVID K. WACHTEL AND WIFE, SHARON K. WACHTEL

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN H. DEMERICH, JR., AND WIFE, BILLIE JEAN DEMERICH

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. 880 on the Plan of Hermitage Hills Subdivision, Section 8, as of record in Book 3600, page 24, Register's Office for Davidson County, Tennessee.

Said Lot No. 880 fronts 105.0 feet on the northwesterly margin of Bonnalee Drive and runs back between lines measuring 139.6 feet on the northeasterly line and 177.7 feet on the southwesterly line to a dead line in the rear, measuring 90.67 feet thereon.

Being the same property conveyed to David K. Wachtel and wife, Sharon K. Wachtel by deed from June G. Cleveland of record in Book 4296, page 362, Registers Office for Davidson County, Tennessee.

This conveyance is made subject to restrictions of record in Book 3643, page 242; and easements, setback lines, conditions of owners certificate, etc., as shown on plan of record in Book 3600, page 24, R.O.D.C., Tennessee.

This is unimproved ( ) improved (X) property, known as 196 Bonnalee Drive (House Number) Hermitage (Street) Tennessee (P. O. Address) 37076 (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 September, 19 74

David K. Wachtel

Sharon K. Wachtel

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Robert W. Thurman, Jr., a Notary Public in and for said County and State, the within named David K. Wachtel and wife, Sharon K. Wachtel

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 23rd day of September, 1974

Commission expires 8-14-78

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

#362062-9 $30,000.00

WARRANTY DEED

FROM David K. Wachtel and wife, Sharon K. Wachtel

TO John H. Demerich, Jr. et ux. Billie Jean Demerich

LOYALTY FEDERAL SAVINGS AND LOAN ASSOCIATION NASHVILLE

IDENTIF. REFERENCE

SEP 25 3 08 PM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

SEP 25 74	CONV	30,000.00			
SEP 25 74	S'TAX		A*	78.00	
SEP 25 74	PR'FEE		A*	.50	
SEP 25 74	W'DEED		A*	4.00	* 82.50