FORM NO. WD-1

BOOK 4858 PAGE 883

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 15,000.00

Danny L. Talley
Affiant

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

Douglas M. Beeler
Notary Public

MY COMMISSION EXPIRES: August 16, 1977
(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Danny L. Talley (NAME)	Fidelity Federal Savings & Loan (NAME)	71-15
1402 Lischey Avenue (STREET ADDRESS OR ROUTE NUMBER)	226 3rd Avenue North (STREET ADDRESS)	234 pt
Nashville, Tennessee 37207 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	

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, ~~WE~~ I, FRANCES LEE LANIER, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DANNY L. TALLEY, Single

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 Lots 45 and 46 on the map of Highland Land Company, of record in Book 421, page 14, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description.

Being the same property conveyed to J. T. Lanier and wife, Frances Lee Lanier by deed from D. A. Wheatley and wife, Susie Wheatley of record in Book 1101, page 622, Register's Office for Davidson County, Tennessee. The said J. T. Lanier having since died, leaving Frances Lee Lanier as the surviving Tenant by the entirety.

This is unimproved ( ) improved (X) property, known as 1402 Lischey Avenue (House Number) (Street) Nashville, Tennessee (P. O. Address) (City or Town) 37207 (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 my hand this 8th day of October, 19 74

X Frances Lee Lanier

Comm. Exp. 5-30-78

NOTARY PUBLIC DAVIDSON COUNTY, TN

BOOK 4858 PAGE 884

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Elizabeth Kemp, a Notary Public in and for said County and State, the within named Frances Lee Lanier

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 8th day of October 19 74.

Commission expires 5-20-78

Elizabeth Kemp
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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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

021482-5

WARRANTY DEED

FROM Frances Lee Lanier, Widow

TO Danny L. Talley single

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

6741305

IDENTIF. REFERENCE

OCT 9 3 18 PM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OCT-9	CONV	15,000.00			
OCT-9	S'TAX		A*	39.00	
OCT-9	PR'FEE		A*	.50	
OCT-9	W'DEED		A*	4.00	* 43.50