FORM NO. WD-1

BOOK 4863 PAGE 703

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 75,000.

Roy H. Christensen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF October, 19 74.

Notary Public

MY COMMISSION EXPIRES: 1-14-1978
(AFFIX SEAL)

This Instrument Was Prepared By
DENNEY, LACKEY & HARWOOD
216 Third Avenue North
Nashville, Tennessee

THIS INSTRUMENT WAS PREPARED BY
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Roy H. Christensen (NAME) | Fidelity Federal Savings & Loan Assn. (NAME) | 116-7 |
| 200 Lynwood Blvd. (STREET ADDRESS OR ROUTE NUMBER) 37205 | 401 Union Street (STREET ADDRESS) | 48 |
| Nashville, Tennessee (CITY) (STATE) (P. O. ZIP) | Nashville, Tennessee 37219 (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~~ I, JAMES M. FISCHER, JR., TRUSTEE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROY H. CHRISTENSEN AND WIFE, VIRGINIA S. CHRISTENSEN

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 in the easterly part of Lot No. 1 on the Plan of Royal Oaks Land Company's Subdivision of the Baker Tract, as of record in Book 421, pages 102 and 103, Register's Office for said County, described according to a survey made by Ralph W. E. Lambert, September 12, 1974, as follows:

Beginning at an iron pin at the northeast corner of Lynwood Boulevard and First Street; thence with the northerly margin of First Street 200 feet to an iron pin at the corner of Lots Nos. 1 and 2, thence northerly with the line between said lots 200 feet to an iron pin in the north line of said plan of lots; thence with said line north 57° 00' west 181.65 feet to an iron pin; thence westerly 120.02 feet to an iron pin in the east margin of lynwood Boulevard; thence with the same southerly 151.48 to the beginning.

Being part of the same property conveyed to James M. Fischer, Jr., Trustee by deed from Jane Meadors Wallace and husband W. Joe Wallace, Jr., of record in Book 4802, page 519, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved ( X ) property, known as 200 Lynwood Blvd., 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 my hand this 15th day of October, 1974

James M. Fischer, Jr. Trustee

STATE OF TENNESSEE
Davidson County

BOOK 4863 PAGE 704

Personally appeared before me, George W. Pickens, a Notary Public in and for said County and State, the within named James M. Fischer, Jr., Trustee

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 15th day of October 19 74

Commission expires 11/12/75

George W. Pickens
Notary Public

GEORGE W. PICKENS * NOTARY PUBLIC * DAVIDSON COUNTY, TENN.

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

021494-7

WARRANTY DEED

FROM James M. Fischer, Jr., Trustee

TO Roy H. Christensen and wife, Virginia S. Christensen

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

C 7 6 1 3 1.

IDENTIF. REFERENCE

OCT 25 3 21 PM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

| | | | | |
|---|---|---|---|---|
| OCT25 | CONV | 75,000.00 | | |
| OCT25 | S'TAX | | A* 195.00 | |
| OCT25 | PR'FEE | | A* .50 | |
| OCT25 | W'DEED | | A* 4.00 | * 199.50 |