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IDENTIF. REFERENCE

DEC 19 9 40 AM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 27,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF December 19 74

Notary Public

MY COMMISSION EXPIRES: April 22, 1975

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
FOLEY & WEISS ATTORNEYS 507 Stahlman Building Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stanley L. Silver et ux (NAME)	Fidelity Federal Savings & Loan Assn. (NAME)	
1617 17th Ave. So. (STREET ADDRESS OR ROUTE NUMBER)	Third Avenue North (STREET ADDRESS)	104-8
Nashville, Tennessee 37203 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37201 (CITY) (STATE) (ZIP)	273 pd

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, Mrs. Evelyn Follis Turner, James Webster Turner, Jr, Mrs. Jane Harrison Sullivan, Bill Abernathy, Joe L. Abernathy, James D. Abernathy, Sr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Stanley L. Silver and wife, Yvonne V. Silver

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:

BEING part of Block No. 58 in O. B. Hayes Rokeby Plan, as recorded in Plan Book No. 21, page 87, of the Register's Office for Davidson County, Tennessee. Said Part of Block No. 58 begins at a point on the westerly side of Addison Street, now 17th Avenue South, 160 feet southwardly from the northeasterly corner of said block, and running thence westwardly 164.5 feet to the middle of a 15-foot alley; thence southwardly along the center of said alley 60 feet; thence easterly at right angles, 164.5 feet to the westerly line of Addison Street, thence northwardly along the westerly line of Addison Street, now 17th Avenue South, 60 feet to the beginning.

BEING THE SAME property conveyed to J. Webster Turner and Hattie B. Follis as tenants in common, by deed from J. Webster Turner and W. Turner Follis, Trustees, of record in Book 1373, page 253, Register's Office for said County. The said James Webster Turner, Sr., died testate and by will of record in Will Book 73, page 465, Probate Court Clerk's Office for said County, devised his one-half interest in said property to his widow, Mrs. Evelyn Follis Turner, for life, with remainder to his son, James Webster Turner, Jr. The said Hattie Follis died testate and by will of record in Will Book 97, page 75, said Clerk's Office, devised her one-half interest in said property to two sisters, to share and share alike equally; namely; Miss Clance Follis and Mrs. Inez Follis Harrison. The said Inez Follis Harrison died testate and by will of record in Will Book 101, page 523, said Clerk Office, devised her interest in said property to her daughter, Mrs. Jane Harrison Sullivan. The said Miss Clance Follis predeceased her testatrix, the said Hattie Follis, without issue, therefore her legacy lapsed to the surviving residual legattees, in said will, namely; Mrs. Alice Follis Abernathy, Mrs. Evelyn Follis Turner, and Mrs. Inez Follis Harrison, now deceased as aforesaid. The said Mrs. Alice Follis Abernathy having since died, her heirs at law being Bill Abernathy, James D. Abernathy, and Joe L. Abernathy.

This conveyance is subject to any and all zoning regulations, building restrictions, and setback lines, if any and easements and rights of way for public utilities applicable to this property and taxes for the current year which have been prorated and assumed by the Grantees herein.

This is unimproved ( ) improved (XX) property, known as 1617 17th Avenue South, Nashville, Tennessee
(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 7th day of December, 19 74

James Webster Turner Jr.

BILL ABERNATHY
By: James D. Abernathy, Sr. Attorney in Fact

James D. Abernathy, Sr.

VIRGIL V. DAVENPORT
1583 La Cadena Drive
Riverside, Calif. 92506

Mrs. Evelyn Follis Turner

Mrs. Jane Harrison Sullivan

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mrs. Evelyn Follis Turner, James Webster Turner, Jr., Mrs. Jane Harrison Sullivan, James D. Abernathy, Sr.

the 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 16th day of December 19 74.

Commission expires 11/8/75

Notary Public

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

DEC 19 CONV 27,000.00
DEC 19 S TAX A* 70.20
DEC 19 PR FEE A* .50
DEC 19 W DEED A* 4.00 * 74.70

On this 16th day of December, 1974, before me personally appeared James D. Abernathy, Sr. to me known to be the person who executed the foregoing instrument in behalf of Bill Abernathy and acknowledged that he executed the same as the free act and deed of said Bill Abernathy. Witness my hand and official seal at Nashville, Tennessee, the day and date first above set forth.

Notary Public

My Commission expires 11/8/75

110011-8

WARRANTY DEED

FROM

Mrs. Evelyn Follis Turner, et al

TO

Stanley L. Silver and wife,

Yvonne V. Silver

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

RECORDER'S MEMO:
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

Form 3001—(Individual) First American Title Company

STATE OF CALIFORNIA
COUNTY OF Riverside } ss.

On 7 December 1974 before me, the undersigned, a Notary Public in and for said State, personally appeared Joe L Abernathy

known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same as his free act and deed.

WITNESS my hand and official seal.

Signature Virgil V. Davenport

VIRGIL V. DAVENPORT
Name (Typed or Printed)

1583 La Cadena Drive
Riverside, Calif. 92501

OFFICIAL SEAL
VIRGIL V. DAVENPORT
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
RIVERSIDE COUNTY
My Commission Expires JAN 15 1978

(This area for official notarial seal)