BOOK 4895 PAGE 854

This instrument was prepared by
GRISSIM AND SHORT, Attorneys
Court Square Building
Nashville, Tennessee

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Robins H. Ledyard, et ux	Fidelity Federal Savings & Loan	
(NAME)	(NAME)	130-14
1215 Chickering Road	226 Third Avenue North	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	6 Pat
Nashville, Tennessee	Nashville, Tennessee 37219	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100---------- ----------($10.00)---------- Dollars,

and other good and valuable consideration, the receipt of which is hereby acknowledged,

we, Howard B. Hayes and Sammie Brown Hayes

have this day bargained and sold, and do hereby transfer and convey unto the said Robins H. Ledyard and wife, Julia Gambill Ledyard their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 40 on the Map of the Revised Plan of B. E. Woodard's Warner Park Subdivision as of record in Book 1130, page 87, Register's Office for said County.
Said Lot No. 40 fronts 200 feet on the westerly side of Chickering Road and runs back between lines, 308 feet on the north line and 300 feet on the south line, to a dead line in the rear, measuring 168 feet thereon.

Being the same property conveyed to Howard B. Hayes and Sammie Brown Hayes, by deed from Commerce Union Bank, Successor Trustee, of record in Book 4578, page 461, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 93,000.00

Subscribed and sworn to before me, this the 12th day of March 19 75

Affiant

My commission expires: Sept. 12, 1978 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 1215 Chickering Road, Nashville, Tennessee (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Robins H. Ledyard and wife, Julia Gambill Ledyard their (successors), heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered., except 1975 real property taxes which grantee assumes

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Robins H. Ledyard and wife, Julia Gambill Ledyard their (successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand s this 11th day of March, 19 75, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Howard B Hayes

Sammie Brown Hayes

BOOK 4895 PAGE 855

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Allene Osburn, a Notary Public in and for said County and State, Howard B. Hayes and Sammie Brown Hayes

the within named 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 11th day of March, 19 75.

Allene Osburn Notary Public

(Commission Expires 4-22-76)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared ....., with whom I am personally acquainted, and who, upon oath, acknowledged .....self to be..... of the....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by .....self as.....

Witness my hand and seal, at office in....., this.....day of....., 19.....

.....Notary Public

Commission expires.....

MAR 13 75	CONV	93,000.00			
MAR 13 75 S'TAX			A*	241.80	
MAR 13 75 PB'FEE			A*	.50	
MAR 13 75	W'DEED		A*	4.00	* 246.30

110100-6

WARRANTY DEED

FROM Howard B. Hayes and Sammie Brown Hayes

TO Robins H. Ledyard, et ux

C 90530

IDENTIF. REFERENCE

MAR 13 2 42 PH '75

FELIX A. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238