FORM NO. WD-1

BOOK 4967 PAGE 72

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 20,174.25

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF April

Notary Public

MY COMMISSION EXPIRES: 11-18-

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Trabue & Robinson Attorneys, 217 Shady Grove Rd. Nashville, T. 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary Ella Tedder (NAME)	Fidelity Federal Savings & Loan (NAME)	
533 Brewer Dr. (STREET ADDRESS OR ROUTE NUMBER)	226 3rd Ave. North (STREET ADDRESS)	83-9
Nashville, TN. 37211 (CITY) (STATE) (P. O. ZIP)	Nashville, TN. (CITY) (STATE) (ZIP)	25

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, Howard Claude and wife, Linda Claude

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mary Ella Tedder

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 Lot No. 27 and the westerly one-half of Lot No. 26 on the Plan of F.O. Beasley's Subdivision of Block "C", Douglass Place, East Nashville as of record in Plan Book 2, page 66, Chancery Court at Nashville,

Said Lot No. 27 and the westerly part of Lot No. 26 front together 75 feet on the northerly side of Ordway Place, formerly Grove Avenue, and run back between parallel lines 170 feet to an alley.

Being the same property conveyed to Howard Claude and wife, Linda Claude by deed from Elvis Lynn Wallace and wife, Sara Ann Wallace, as or record in Book 4816, page 636, said Register's Office.

The Grantees herein assume and promise to pay an obligation evidenced by an instrument of record in favor of Fidelity Federal Savings & Loan Assoc., as of record in Bk. 4816, pg. 638, said Register's Office.

The escrow account as it relates to this property is hereby transferred to the Grantees, as is the hazard insurance.

The Grantees herein assume and promise to pay an obligation evidenced by an instrument of record in Book 4817, page 984, said Register's Office.

This is unimproved ( ) improved (x) property, known as 1309 Ordway Place, Nashville, TN.
(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 this 23rd day of April, 19 75

Howard Claude

Linda Claude

STATE OF TENNESSEE
Davidson County

BOOK 4907 PAGE 73

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Howard Claude and wife, Linda Claude

the bargainor, 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 April 19 75

Commission expires 11-18-78

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 (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

WARRANTY DEED

FROM Howard Claude et ux

TO Mary Ella Seldon

C 95637

IDENTIF. REFERENCE

APR 25 10 33 AM '75

REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

Mail to:
William G. Traber
P. O. Box 2255
Nashville, Tenn. 37214

APR 25 75	CONV	20,174.25				
APR 25 75	S'TAX		A*	52.52		
APR 25 75	PR'FEE		A*	.50		
APR 25 75	W'DEED		A*	4.00	*	57.02