FORM NO. WD-1

BOOK 4913 PAGE 825

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $17,550.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th. DAY OF May 1975

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

This Instrument Was Prepared By
DENNEY, LACKEY & CHERNAU
~~218 Third Avenue North~~
Nashville, Tennessee 37201

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James S. Dunn (NAME)	Fidelity Federal (NAME)	
2201 25th Avenue South (STREET ADDRESS OR ROUTE NUMBER)	226 3rd Avenue North (STREET ADDRESS)	104-15
Nashville, Tenn. 37212 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37201 (CITY) (STATE) (ZIP)	32

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, LOIS D. WESTENBERGER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES S. DUNN, Divorced

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 part of Lot No. 94 on the Map of Sunset Park, as of record in Book 332, page 132, Register's Office for said County, described according to a survey made by George W. Watkins, Surveyor, November 20, 1951, as follows:

Beginning at the southwest corner of Blair Boulevard, as widened and 25th Avenue South; thence with the southerly margin of Blair Boulevard, as widened westwardly 91 feet to the corner of Lots Nos. 93 and 94; thence with the line between said two lots southwardly 80 feet; thence eastwardly 90 feet to the westerly margin of 25th Avenue South; thence with said Avenue Northwardly 80 feet to the beginning.

Being the same property conveyed to Lois D. Westenberger by deed from Lera O. Neill of record in Book 2700, page 209, Register's Office for Davidson County, Tennessee.

This is ( ) unimproved (X) improved property, known as 2201 25th Avenue South, Nashville, Tennessee 37212
(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 16th. day of May, 1975

_____

STATE OF TENNESSEE
Davidson County

BOOK 4913 PAGE 826

Personally appeared before me, Earline T. Ormsby, a Notary Public in and for said County and State, the within named Lois D. Westenberger

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 Nashville, Tennessee, this 16th. day of May 1975

Commission expires _____

Earline T. Ormsby
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 (his oath / their several oaths) acknowledged (himself / themselves) 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

430047-5

WARRANTY DEED

FROM
Lois D. Westenberger

TO
James S. Dunn, Divorced

C 98850

IDENTIF. REFERENCE

MAY 19 9 49 AM '75

REGISTER
DAVIDSON COUNTY, TENN.

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MAY 19 75	CONV	17,550.00				
MAY 19 75	S'TAX		A*	45.50		
MAY 19 75	PR'FEE		A*	.50		
MAY 19 75	W'DEED		A*	4.00	*	50.00