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ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
(NAME)	FIRST FEDERAL SAVINGS & LOAN (NAME)	
	UNION AT FOURTH	52-9
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	141
(CITY) (STATE) (ZIP CODE)	NASHVILLE, TENNESSEE 37219 (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of Ten and no/100 ($10.00)---------- DOLLARS

Cash in hand paid and other good and valuable considerations, receipt of which are hereby acknowledged; we, JAMES A. PATE, JR. AND THOMAS E. PATE, as Co-Executors of the estate of James A. Pate, deceased, pursuant to power of sale contained in Will of James A. Pate,

AUG-8 CONV 36,000.00
AUG-8 S'TAX A* 93.60
AUG-8 PB'FEE A* .50
AUG-8 DEED A* 4.00 * 98.10

have bargained and sold, and by these presents do transfer and convey unto the said Victor M. Evans and wife, Helen M. Evans

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 3 of the resubdivision of Lots Nos. 45,46,47,48 and 49, of the Montague Subdivision and being the same tract of land conveyed by W. C. Womack, J. D. Dalton, H. M. Hayes, Jr. and C. D. Hayes to B. D. Sandidge of record in Book 635, page 272, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point in the center of Fern Bank Drive, the northwesterly corner of Tract or Lot No. 45 of the Montague Subdivision of record in Book 421, page 129, and Lot No. 3 of the Subdivision of Lots Nos. 45,46,47,48 and 49 of Montague Subdivision, of record in Book 547, page 35, of the said Register's Office; thence in a southerly direction with the center of Fern Bank Drive 217.25 feet to the intersection of Lots Nos. 3 and 2; thence easterly with the line between Lots 3 and 2, 285 feet to the low water mark of the Cumberland River; thence northerly with the low water mark of said River, 217.25 feet to a point, the line between Lots 44 and 45 of said Montague Subdivision; thence westerly with the line between Lots 44 and 45, 290 feet to the center of Fern Bank Drive, the point of beginning.

Being the same property conveyed to James A. Pate and wife, Elizabeth Pate by deed of record in Book 3948, page 798, Register's Office for Davidson County, Tennessee, the said Elizabeth Pate and James A. Pate having since died, respectively, and James A. Pate, Jr. and Thomas E. Pate being named as Co-Executors with full power to sell said property pursuant to the Will of James A. Pate, deceased, of record in Will Book 112, page 464, Probate Office of Davidson County, Tennessee.

This conveyance is subject to easements, restrictions, setback lines of record and taxes for 1975, applicable to said property.

unimproved ( )
This is improved (X) property, known as 1253 Fernbank Avenue (House Number) (Street)
Madison, Tennessee 37115 (P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 hands this 4th day of August, 1975.

James A. Pate, Jr.
Co-Executor

Thomas E. Pate
Co-Executor

STATE OF TENNESSEE
COUNTY OF _____

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named James A. Pate, Jr. and Thomas E. Pate, Co-Executors

the 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 4th day of August, 1975.

My commission expires 1-17-77 Notary Public _____

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 36,000.00 This is equal to or greater than the property would bring at a fair and voluntary sale.

/s/ Victor M. Evans
/s/ Helen M. Evans

Sworn to and subscribed before me this 4th day of August, 1975.

My commission expires 1-17-77 Notary Public _____

This instrument was prepared by:
This instrument prepared by
STEPHENSON AND LACKEY
~~First Federal Building~~
Nashville, Tennessee 37219

Name Address

WARRANTY DEED

FROM JAMES A. PATE, JR. AND THOMAS E. PATE Co-Executors

TO VICTOR M. EVANS AND WIFE, HELEN M. EVANS

D 10384

IDENTIF. REFERENCE

AUG 8 3 23 PM '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219