BOOK 4972 PAGE 368 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $34,500.00

James Hardin Sawyer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF November 1975

Notary Public

MY COMMISSION EXPIRES: 11-13-75
(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 Hardin Sawyer (NAME)	Fidelity Federal Savings & Loan (NAME)	
520 32nd Ave. South (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	104-6
Nashville, Tennessee 37212 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	312

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, MARY FRANCES TALLENT, widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES HARDIN SAWYER AND WIFE, MARY LOUISE SAWYER

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 Lot "D" on the Map of a Resubdivision of Lots 12 and 13 of Block 3, on the Plan of Fairfax Place, as of record in Book 547, page 77, Register's Office for said County.

Said Lot"D" fronts 142.65 feet on the southeasterly side of Orient Circle as measures around a slight curve, and runs back between lines, 167.16 feet on the southerly line and 129.43 feet on the easterly line which is a broken line, to a point, said lot being more or less trianglar in shape.

Being the same property conveyed to Charles E. Tallent, Sr. and wife, Mary Frances Tallent by deed from Floyd R. Pritchard and wife, Rona Pritchard of record in Book 2535, page 171, said Register's Office, the said Charles E. Tallent, Sr. having since died and property being vested in Mary Frances Tallent as surviving tenant by the entirety.

This is unimproved ( ) improved (X) property, known as 520 32nd Ave. South (House Number) (Street) Nashville, (P. O. Address) (City or Town) 37212 (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 17th day of November, 19 75

Mary Frances Tallent

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Earline T. Ormsby, a Notary Public in and for said County and State, the within named Mary Frances Tallent,

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 17th day of November 19 75

Commission expires 8-8-79

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 17th day of November, 19 75

My commission expires _____

_____
Notary Public

110513-0

WARRANTY DEED

FROM
Mary Frances Tallent

TO
James Hardin Sawyer and wife,
Mary Louise Sawyer

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

D 2 4 3 7 8

IDENTIF. REFERENCE

Nov 18 3 32 PM '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

NOV 18 75	CONV	34,500.00				
NOV 18 75	S'TAX		B*	89.70		
NOV 18 75	PR'FEE		B*	.50		
NOV 18 75	W'DEED		B*	4.00	*	94.20

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.