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WARRANTY DEED

THIS INSTRUMENT PREPARED BY [illegible] ATTORNEY, 21st FLOOR - FIRST AMERICAN [illegible] NASHVILLE, TENNESSEE 37238

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rufus E. Fort, Jr., Trustee (NAME)	Home Federal Savings & Loan (NAME)	Assn.
116 Jackson Boulevard (STREET ADDRESS OR ROUTE NUMBER)	Home Federal Building (STREET ADDRESS)	104-9
Nashville, Tennessee 37205 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	249

For and in Consideration of the sum of Ten ($10.00)---------- *DOLLARS*

and other good and valuable considerations, including the assumption by the Grantee herein of the balance due under a Note dated September 17, 1971, in the original principal amount of $55,000.00, secured by a first Deed of Trust to Home Federal Savings and Loan Association, of record in Book 4542, page 980, Register's Office for Davidson County, Tennessee, the receipt and sufficiency of all of which is hereby acknowledged,

JAN-76	CONV	90,000.00		
JAN-76	CONV	60,000.00		
JAN-76	S'TAX		B* 390.00	
JAN-76	PR'FEE		B* .50	
JAN-76	W'DEED		B* 6.00	* 396.50

Anne H. Webber has ~~bargained~~ *bargained and sold, and by these presents* does ~~do~~ *transfer and convey unto* ~~the said~~ Rufus E. Fort, Jr., Trustee, with full power to mortgage, sell, transfer and convey without joinder of any beneficiary, his successors ~~and~~ *and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Unit "C" of 3721 West End Avenue, a horizontal property regime, which is located on the plat of Resubdivision Lot 2 in Block "C" Bransford Realty Company's Golf & Country Club Subdivision, of record in Book 4350, page 110, which is shown on the Plot Plan of record in Book 4493, page 503, Register's Office for Davidson County, Tennessee.

Being property conveyed to Anne H. Webber by Quitclaim Deed from Fred R. Webber, Trustee, of record in Book 4542, page 978, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 150,000.00

Affiant

Subscribed and sworn to before me, this the ____ day of January, 19 76

Notary Public

My commission expires: _____ (Affix Seal)

PAIGE THO... NOTARY PUBLIC DAVIDSON COUNTY

Grantee expressly assumes all obligations contained in that Master Deed and By-Laws of record in Book 4493, page 498, Register's Office for Davidson County, Tennessee, as amended by that instrument of record in Book 4526, page 195, said Register's Office.

Fred R. Webber, Jr., the husband of Anne H. Webber, joins herein for the purpose of conveying any marital rights he may have in said property.

unimproved ( )
This is improved (X) property, known as Unit C, 3721 West End Avenue, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his successors ~~heirs~~ *and assigns, forever.*

And Grantor does ~~xdoxx~~ *covenant with the said* Grantee *that* she is *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,* except for 1976 taxes which have been prorated and assumed by Grantee and all other matters of record.

And Grantor does ~~dox~~ *further covenant and bind* herself, her *heirs and representatives, to warrant and forever defend the title to the said land to the said* Grantee, his successors ~~heirs~~ *and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 6th *day of* January, *19* 76, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Anne H. Webber

Fred R. Webber, Jr.

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Robert P. Thomas, a Notary Public in and for said County and State, the within named Anne H. Webber and husband, Fred R. Webber, Jr.,

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 6th day of January, 19 76.

ROBERT PAIGE THOMAS NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public.

Commission Expires 9/12/78.

STATE OF
COUNTY OF

Personally appeared before me, , a Notary Public in and for said County and State, the within named

the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

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

, Notary Public.

Commission Expires:

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.

FELIX Z. WILSON, REGISTER DAVIDSON COUNTY, TENN.
JAN 6 3 13 PM '76
IDENTIF. REFERENCE

D31027.