PREPARED BY:
A. BRADEN FLOYD, JR. ATTY.
338 WHITE BRIDGE ROAD
NASHVILLE, TN 37209

BOOK 4995 PAGE 656 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $52,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9 DAY OF Feb, 1976

Notary Public

MY COMMISSION EXPIRES: 5-23-77

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Duane B. Wyatt et ux	Fidelity Federal Savings & Loan Assoc	
(NAME) 635 Harpeth Knoll Road	(NAME) 401 Union Street	156-2
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn.	(STREET ADDRESS) Nashville, Tennessee	33
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, William F. Shear and wife, Lanna S. Shear

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Duane B. Wyatt and Ann E. Wyatt

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 No. 387 on the Plan of Harpeth Valley Park, Section 3, as of record in Book 4175, page 15, Register's Office for said County.

SAID Lot fronts 80 feet on the west side of Harpeth Knoll Road and extends back 197.2 feet on the south line and 204.5 feet on the north line to a dead line and measures 80.4 feet.

BEING the same property conveyed to William F. Shear and wife Lanna S. Shear by deed from Daniel J. Cox andwife, Gale S. Cox of record in Book 4681, page 393, Register's Office for Davidson County, Tennessee.

The grantees agree and assume to pay the unpaid balance of a mortgage to Fidelity Federal Savings and Loan Association of record in Book 4681, page 395, said Register's Office.

unimproved ( )
This is improved (X) property, known as 635 Harpeth Knoll Road Nashville, Tennessee
(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 9 day of Feb, 1976

W. F. Shear

Lanna J. Shear

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William F. Shear and wife, Lanna S. Shear

the bargainors, 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 9th day of February, 19 76

Commission expires 5/23/77

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 (they) (he) 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
WILLIAM F. SHEAR AND WIFE,

LANNA S. SHEAR

TO
DUANE B. WYATT AND WIFE,

ANN E. WYATT

D 35493

TOGETHER REFERENCE

FEB 10 10 45 AM '76

REGISTER
DAVIDSON CO., TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

FEB10 76	CONV	52,000.00			
FEB10 76	S'TAX		B*	135.20	
FEB10 76	PR'FEE		B*	.50	
FEB10 76	W'DEED		B*	4.00	* 139.70