BOOK 5007 PAGE 911

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 47,000.00

J. Milton Ponder
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF March, 1976

Patricia A. Weems
Notary Public

MY COMMISSION EXPIRES: 9-8-79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Wilkins, Adams & Weems, Attys., Fidelity Federal Bldg., Nashville, Tennessee 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Milton J. Ponder et ux (NAME)	Fidelity Federal Savings & Loan (NAME)	2D 60710
117 Clearlake Drive (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Map 136-7
Nashville, Tennessee 37217 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	Parcel 129

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, James Vance Painter and wife, Doris P. Painter

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Milton J. Ponder and wife, Martha B. Ponder

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 being Lot No. 195 on the plan Priest Lake Park, Section Four, as of record in plan Book 4460, pages 15,16 and 17, said Register's Office, and described according to said plan as follows:

BEGINNING at a point in the westerly margin of Clearlake Drive, said point the northeast point of intersection of a 15 foot access road and Clearlake Drive and being the southeast corner of the herein described property; thence leaving the margin of Clearlake Drive, N 76° 56' W, and with the northerly margin of said 15 foot access road, 92.13 feet to a point in the easterly boundary line of the cemetery as shown on said plan; thence with the easterly line of said cemetery N 4° 14'W 54.46 feet to a point; thence N 45° 35' E 17.4 feet to a point; thence N 11° 20' E 108.0 feet to a point in the southerly margin of Clearlake Drive; thence with the margin of Clearlake Drive, southeastwardly and with a curve to the right, a distance of 153.58 feet to a concrete marker in the westerly margin of said Clearlake Drive, thence continuing with the westerly margin of Clearlake Drive S 15° 04' W 86.0 feet to the point of beginning.

BEING the same property conveyed to James Vance Painter and wife, Doris P. Painter by deed from Philhall Corporation, of record in Book 4686, page 702, Register's Office for Davidson County, Tennessee

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Fidelity Federal Savings & Loan Association of record in Book 4686 page 704, Register's Office for Davidson County, Tennessee, and also that the escrow account

unimproved ( )
This is improved (X) property, known as 117 Clearlake Drive (House Number) (Street) Nashville, Tennessee 37217 (P. O. Address) (City or Town) (Postal Zip)

* in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

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 hands this 13th day of March, 19 76

James Vance Painter

Doris P. Painter

STATE OF TENNESSEE / Missouri
Davidson County / St. Louis County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Vance Painter and wife, Doris P. Painter

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

St. Louis, Missouri, this 13 day of March 19 76

Commission expires 6-1-79

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

WARRANTY DEED

FROM

James Vance Painter and wife,

Doris P. Painter

TO

Milton J. Ponder and wife,

Martha B. Ponder

D 41255

IDENTIFICATION REFERENCE

MAR 22 3 14 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed

NASHVILLE, TENN.

Box 1-B0X 2
WILKINS, ADAMS & WEEMS ATTORNEYS
FIDELITY FEDERAL BUILDING
401 UNION STREET
NASHVILLE, TENNESSEE 37219

CO 47.00.00	MO
WD 4.00	MS
TD	ST 122.20
CC	ST
MR	PF 50
UCC	TOTAL 126.70