WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $54,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 14 DAY OF June 19 76

Notary Public

MY COMMISSION EXPIRES: My Commission Expires NOV. 7, 1979

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Joe Saperstein (NAME) Suite 101, 4515 Harding Rd. Nashville, TN (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Acker (NAME)	Fidelity Federal (NAME)	117-12-183
Edwin Warner Drive (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	
Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	Nashville, Tenn. 37219 (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~~ McCanless and Company, Incorporated

HEREINAFTER CALLED THE GRANTORS~~S~~ HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David Acker

his

HEREINAFTER CALLED THE GRANTEES~~, HEIR~~ 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 Tract No. 3 of the resubdivision of Lot 38 and part of lot 39 Block "M" subnumber 75-102-U, Map 117-12, parcel 181, 182, 183, and 184 according to a survey of Stanford and Associates, Inc. dated July 14, 1975, of record in Book 4885, page 79, Register's Office of said County.

SAID LOT NO. 3 fronts 100 feet on the southerly side of Graybar Lane and runs back between parallel lines 200 feet to a deadline of 100 feet, said line being part of the northerly margin of Lot No. 4.

SAID CONVEYANCE is subject to a 20 foot drainage and construction easement on and across the southerly portion or rear of said lots, and any other matters of record on May 17, 1976, and taxes for the year 1976 which are assumed by Grantee.

Being part of the same property conveyed to McCanless and Company, Inc. by deed of record in Book 4971, page 120, Register's Office of Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as Lot 3, Graybar Lane (House Number) (Street) Nashville, Tennessee (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 my hand this 14th day of June, 19 76

McCanless and Company, Inc.

By:

Authorized Officer

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Walter Bellenfant, Jr., a Notary Public in and for said County and State, the within named David Acker

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

Witness my hand and official seal at Nashville this 14 day of June, 1976

My Commission Expires NOV. 7, 1979 — Walter Bellenfant, Jr. Notary Public.

Commission Expires

STATE OF Tennessee
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared James W. McCanless with whom I am personally acquainted and who upon his oath acknowledged himself to be the President of the McCanless and Company, Inc., the within named bargainor, a corporation, and that he as such President being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said James W. McCanless as such President.

WITNESS my hand and official seal at office at Nashville, Tennessee on this the 14th. day of June, 1976.

My commission expires _____ Notary Public

JUN 18 76 CONV 54,000.00
JUN 18 76 S'TAX B* 140.40
JUN 18 76 PR'FEE B* .50
JUN 18 76 W'DEED B* 4.00 * 144.90

WARRANTY DEED

FROM McCanless and Company, Inc.

D 5 4 5 3 8

IDENTIF REFERENCE

JUN 18 2 50 PM '76

FEE DAVID ACKER

TITLE INSURED BY POLICY NUMBER: 43-013-36

David Acker

Title Associates, Inc. Livery of Seizin

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

Compliments of

Title Associates, Inc.

REPRESENTING

US-LIFE TITLE INSURANCE Company of New York

Loan No. 110985-9