Prepared by
Gail Pigg, Attorney
230 Fourth Avenue North
Nashville, TN

BOOK 5045 PAGE 496

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Donna G. Malbaff	Fidelity Federal S&L Association	83-12
2437 Eastland Avenue (NAME)	401 Union Street (NAME)	#113
Nashville, TN (STREET ADDRESS OR ROUTE NUMBER)	Nashville, TN 37219 (STREET ADDRESS)	15D,A-49690
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)----------
---------- *Dollars,*

and other good and valuable consideration, the receipt of which is hereby acknowledged, it, the undersigned

MORTGAGE GUARANTY INSURANCE CORPORATION

have this day bargained and sold, and do hereby transfer and convey unto the said

DONNA G. MALBAFF
her

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 202 on the Plan of Section 4, Eastland Acres, of record in Book 2331, page 94, Register's Office for said County.

Said Lot No. 202 fronts 165 feet on the easterly side of Eastland Avenue and runs back between lines 201.7 feet on the northerly line and 209.5 feet on the southerly line, to a dead line in the rear, which is a broken line, measuring 165.65 feet thereon.

Being the same property conveyed to Mortgage Guaranty Insurance Corporation by deed from National Mortgage Company, of record in Book 4970, page 172, 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 $ 41,000.00

Subscribed and sworn to before me, this the 6th day of June, 19 76

Affiant

My commission expires: 5-1-79
(Affix Seal)

James K. Huddleston
Notary Public

This is unimproved ( ) improved (X) property, known as 2437 Eastland Avenue, Nashville, TN
(House Number) (Street) P. O. Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

DONNA G. MALBAFF
her

(successors), heirs and assigns forever. It *covenant that* it is *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.,* except for 1976 taxes, restrictions in BK.2490, p.90; plan of record in BK.2331, p.94.

I *further covenant* and binds itself, its *heirs and representatives, to warrant and forever defend the title to said real estate to said* DONNA G. MALBAFF
her

(successors), heirs and assigns, against the lawful claims of all persons.

Witness my *hand* this *day of* June 19 76

corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

MORTGAGE GUARANTY INSURANCE CORPORATION

Carol Gehrich
Sandra Weller

BY: Lloyd K. Pruett, Vice President
Jack R. Babrove, Assistant Secretary

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ..., *a Notary Public in and for said County and State,* .....

.....

.....

the within named 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 .....*Tennessee, this* .....*day of* ....., *19*.....

.....*Notary Public*

Commission expires .....

WISCONSIN

STATE OF ~~TENNESSEE~~ }
COUNTY OF ~~DAVIDSON~~ }

State of Wisconsin, }
Milwaukee County. } SS.

Personally came before me, this 1st day of July, A. D., 19 76

Lloyd K. Pruett, Vice President, and Jack R. Babrove, Assistant Secretary of the above named Corporation to me known to be the persons who executed the foregoing instrument, and to me known to be such officers of said Corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said Corporation, by its authority pursuant to a November 7, 1975 resolution of its board of directors.

Stewart G. Friend

Stewart G. Friend

Notary Public, Milwaukee County, Wis.

My commission (expires) (is) 3/18/79

THIS INSTRUMENT WAS DRAFTED BY

_____

01-0049A(12/75)

Ln# 560218-Z

WARRANTY DEED

FROM

Mortgage Guaranty Insurance, Corp.

TO

Donna Malbaff, unmarried

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

D 58257

IDENTIF. REFERENCE

JUL 13 4 01 PM '76

FELIX E. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

JUL 13 76	CONV	41,000.00			
JUL 13 76 S TAX			B*	106.60	
JUL 13 76 PR FEE			B*	.50	
JUL 13 76	W DEED		B*	4.00	* 111.10