WARRANTY DEED

BOOK 5057 PAGE 374

STATE OF TENNESSEE }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 37,400.00

X Don A. Evans
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE, 11th DAY OF August, 1976

Notary Public

MY COMMISSION EXPIRES: [illegible] 14, 1978

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TRABER & ROBINSON, ATTYS., 217 SHADY GROVE ROAD, NASHVILLE, TN. 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Don A. Evans, et ux (NAME)	Fidelity Federal S & L Assn. (NAME)	162
1461 Bell Road (STREET ADDRESS OR ROUTE NUMBER)	407 Union Street (STREET ADDRESS)	106
Nashville, TN 37211 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 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, Malcolm R. Bess and wife, Josephine Y. Bess

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Don A. Evans and wife, Margaret E. Evans

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 the 5th Civil District of Davidson County, Tennessee, being a portion of the land conveyed to Malcolm R. Bess and wife, on July 17. 1972, and described according to a survey made by William R. Ingram on June 1, 1976, as follows:

Beginning at a point lying on the northerly margin of Bell Road, said point further described as being the southwest corner of the M.R. Bess property recorded in Book 4619, page 235, said Register's Office, thence; leaving said northerly margin, North 5° 40'25" East 683.88 feet to a point, thence; along the southerly line of Phillip Saindon, trustee property recorded in Book 5012, page 680, said Register's Office. North 55° 15' 22" East 71.51 feet to a point, thence; leaving said southerly line South 9° 00' 50" East 575.67 feet to a point lying on the aforementioned northerly margin of Bell Road, thence; South 54° 48' 29" West along said margin 265.00 feet to the beginning, containing 2.00 acres, more or less.

Being part of the same property conveyed to Malcolm R. Bess and wife Josephine Y. Bess by deed from Luther Warren Jordan and wife, Frances A. Jordan of record in Book 4619, page 235, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 1461 Bell Road (House Number) (Street) Nashville (P. O. Address) 37211 (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 s this 11th day of August, 1976

X [illegible]

X [illegible]

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Malcolm R. Bess and wife, Josephine Y. Bess

the bargainor S, 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 Nashville, Tennessee, this 11th day of August, 19 76

Notary Public

Commission Expires

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 purpose 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

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IDENTIFICATION REFERENCE

AUG 13 3 12 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

AUG 13 76	CONV	34,400.00			
AUG 13 76	S'TAX		B*	89.44	
AUG 13 76	PR'FEE		B*	.50	
AUG 13 76	W'DEED		B*	4.00	* 93.94

11332-4

WARRANTY DEED

FROM

Malcolm R. Bess, et ux

TO

Don A. Evans, et ux

TITLE INSURED BY POLICY NUMBER:

SAVINGS FINANCIAL CORP.

FIDELITY FEDERAL SAVINGS & LOAN ASSOCIATION

The Associates, Inc. Livery of Seisin

Compliments of

Title Associates, Inc.

REPRESENTING

USLIFE TITLE INSURANCE
Company of New York