This instrument prepared by: Thomas E. Stewart, Attorney at Law, 223 Madison Street, Madison, Tennessee 37115 MAIL TO

WARRANTY DEED

BOOK 5077 PAGE 321

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JAMES A. EVANS, ET UX	Fidelity Federal Savings & Loan	Map 42-14
(NAME)	(NAME)	
123 Rhine Drive	Fourth Avenue at Union	Parcel 55
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, Tennessee	Nashville, Tennessee	11 D 11415
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ----------TEN AND 00/100----------

----------($10.00)---------- *Dollars,*

cash in hand paid, and other good and valuable considerations, receipt of which is hereby acknowledged, including the grantees assuming a certain unpaid indebtedness of record in Book 4166, page 68, Register's Office for Davidson County, Tennessee, which grantees promise to pay and agree to hold grantors harmless from same,

CURTIS G. DOSS AND WIFE, LENA M. DOSS, hereinafter referred to as Grantors,

have this day bargained and sold, and do hereby transfer and convey unto the said JAMES A. EVANS AND WIFE, MARGARET C. EVANS, hereinafter referred to as Grantees, their

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

Land in Dayidson County, Tennessee, being Lot No. 71 on the Plan of Sherry Heights, Section III, as of record in Book 2331, page 126 and 127, Register's Office for said County.
Said Lot No. 71 fronts 99.4 feet on the easterly side of Rhine Drive and runs back between lines 327.0 feet on the northerly line and 312.0 feet on the southerly line to a broken line in the rear measuring 163.2 feet thereon. Included in the above description but excluded from this description is a parcel of land, which is a part of said Lot No. 71, conveyed to the State of Tennessee, by deed executed by Eugene Bingham and wife, Mary J. Bingham, dated July 8, 1966, recorded in Book 4036, page 602, Register's Office for said County.

Being the same property conveyed to Curtis G. Doss and wife, Lena M. Doss, by deed from Dennis O. Nilan and wife, Christine J. Nilan, of record in Book 4357, page 450, Register's Office for Davidson County, Tennessee.

THOMAS E. STEWART NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 41,500.00

Subscribed and sworn to before me, this the 5th day of October 19 76

Affiant: Ruby Jane Brown

My commission expires: 2/28/78 (Affix Seal)

Notary Public: Thomas E. Stewart

This is improved (XX) unimproved (__) property, known as 123 Rhine Drive, Madison, Tennessee 37115
(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 grantees, their *(successors), heirs and assigns forever.* we *covenant that* we are *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 as appears of record.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* grantees, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* S *this* 5th *day of* October, 19 76 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

THOMAS E. STEWART NOTARY PUBLIC DAVIDSON COUNTY, TENN.

X Curtis G. Doss

X Lena M. Doss

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CURTIS G. DOSS AND WIFE, LENA M. DOSS the within named 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 Madison Tennessee, this 5th day of October, 19 76.

Commission expires 4/23/78 Notary Public

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

Witness my hand and seal, at office in....., this.....day of....., 19.....

..... Notary Public

Commission expires.....

OCT 12 CONV 41,500.00
OCT 12 S'TAX B* 107.90
OCT 12 PR'FEE B* .50
OCT 12 W'DEED B* 4.00 * 112.40

WARRANTY DEED

FROM

CURTIS G. DOSS, ET UX

TO

JAMES A. EVANS, ET UX

D 72048

IDENTIF. REFERENCE

OCT 12 3 28 PM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Commonwealth Title Agency
of Nashville, Inc.
Suite 106 Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115