BOOK 5079 PAGE 538

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Gopalo Rao and wife, Frances R. Rao (NAME)	Fidelity Federal Savings & Loan Assn. (NAME)	Map 114-8
1617 17th Avenue South (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2588 (STREET ADDRESS)	Par 273
Nashville, Tennessee 37212 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37219 (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100----------

----------($10.00)---------- *Dollars,*
cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged and the agreement by Grantees to assume the present indebtedness evidenced by a Deed of Trust of record in Book 4876, page 281, Register's Office, Davidson County, Tennessee.

OCT 19 76 CONV 32,600.00
OCT 19 76 S'TAX B* 84.76
OCT 19 76 PR'FEE B* .50
OCT 19 76 W'DEED B* 4.00 * 89.26

We, Stanley L. Silver and wife, Yvonne V. Silver

have this day bargained and sold, and do hereby transfer and convey unto the said Gopalo Rao and wife, Frances R. Rao, their

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

Being part of Block No. 58 in O. B. Hayes Rokeby Plan, as recorded in Plan Book No. 21, page 87, of the Register's Office for said County. Said part of Block No. 58 begins at a point on the westerly side of Addison Street, now 17th Avenue South, 160 feet southwardly from the northeasterly corner of said block, and running thence westwardly 164.5 feet to the middle of a 15-foot alley; thence southwardly along the center of said alley 60 feet; thence easterly at right angles, 164.5 feet to the westerly line of Addison Street, thence northwardly along the westerly line of Addison Street, now 17th Avenue South, 60 feet to the beginning.

Being the same property conveyed to Stanley L. Silver and wife, Yvonne V. Silver by deed from Mrs. Evelyn Follis Turner, James Webster Turner, Jr., Mrs. Jane Harrison Sullivan, Bill Abernathy, Joe L. Abernathy, James D. Abernathy, Sr., recorded in Book 4876, page 276, Register's Office for said County.

This conveyance is made subject to the following encumbrances:
(1) 1976 taxes to be prorated and assumed by Grantees.
(2) That portion of premises embraced within the bounds of a 15-foot alley (cont.)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 32,600.00

Subscribed and sworn to before me, this the 18th day of October 19 76

Affiant

My commission expires My Commission Expires August 15, 1979 (Affix Seal) Notary Public

This is unimproved (x) improved ( ) property, known as 617 17th Avenue South, Nashville, Tennessee (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 Gopalo Rao and wife, Frances R. Rao, 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 stated above.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Gopalo Rao and wfie, Frances R. Rao, their

=~~successors~~, *heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 18th *day of* October, 1976, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Stanley L. Silver

Yvonne V. Silver

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Carol E. Milam, a Notary Public in and for said County and State, Stanley L. Silver and wife, Yvonne V. Silver

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 Nashville Tennessee, this 12th day of October, 19 76

Carol E. Milam Notary Public

Commission expires Feb. 18, 1980

CAROL E. MILAM NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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.....

(cont.)
along the rear of the lot.

(3) The survey made by Rocky L. Montoya, shows a building encroaching in the 15-foot alley along the rear portion of the lot.

WARRANTY DEED

FROM
Stanley L. Silver and wife,
Yvonne V. Silver

TO
Gopalo Rao and wife,
Frances R. Rao

D 73078

IDENTIF. REFERENCE

Oct 19 1 53 PM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

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First Floor — First American Center

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