BOOK 5051 PAGE 817

This Instrument Was Prepared By
DENNEY, LACKEY & CHERNAU
218 Third Avenue North
Nashville, Tennessee 37201

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $24500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF November 1976.

Notary Public

MY COMMISSION EXPIRES: 8-3-79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
GREGORY M. GRANA (NAME)	FIDELITY FEDERAL SAVINGS & LOAN (NAME)	MAP 104-15
2502 Ashwood Avenue (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	PAR. 35
Nashville, TN 37212 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	M1. 10

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, Elizabeth K. Breeding

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gregory M. Grana and wife, Janice T. Grana

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 Davidson County, Tennessee, being the easterly half of Lot No. 68 on the Map of Sunset Park, of record in Book 332, page 132, said Register's Office.

Said part of said Lot No. 68 fronts 50 feet on the northerly side of West Ashwood Avenue, formerly "A" Street, and runs back between parallel lines, 160.5 feet to a dead line.

Being the same property conveyed to Elizabeth K. Breeding by deed from Gary Everett Stoos and wife, Virginia Shirley Stoos of record in Book 4626, page 292, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2502 Ashwood Avenue (House Number) (Street) Nashville (P. O. Address) 37212 (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 26th day of November, 1976

Elizabeth K. Breeding

Elizabeth K. Breeding

BOOK 5091 PAGE 818

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Patsie T. Crowley, a Notary Public in and for said County and State, the within named Elizabeth K. Breeding

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 26th day of November 1976

Commission expires 5-8-79

Patsie T. Crowley
Notary Public

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 (their several oaths) (his oath) (himself) (themselves) acknowledged 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 purposes 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

Loan # 111571-0

WARRANTY DEED

FROM Elizabeth K. Breeding

TO Gregory M. Grana and wife, Janice T. Grana

D 78906

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

IDENTIF. REFERENCE

NOV 29 2 37 PM '76

FEE ... DAVIDSON COUNTY, TENN. REGISTER

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

NOV 29 76	CONV	24,500.00			
NOV 29 76	S'TAX		B*	63.70	
NOV 29 76	PR'FEE		B*	.50	
NOV 29 76	W'DEED		B*	4.00	* 68.20

BOOK 5091 PAGE 819