BOOK 5104 PAGE 800

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $48,145.49

Patricia A. Candee
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF January, 19 77

Notary Public

MY COMMISSION EXPIRES: 3-7-80

(AFFIX SEAL)

RECORDER'S MEMO:
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

THIS INSTRUMENT WAS PREPARED BY 24th Floor, L&C Tower
Taylor, Schlater, Lassiter & Tidwell — Nashville, Tennessee 37219
NAME — ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patricia A. Candee (NAME)	Fidelity Federal Savings & Loan (NAME)	Map 162-5
5400 Country Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 129
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	(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, David A. Fryer and wife, Dorothy H. Fryer

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Patricia A. Candee, unmarried

HEREINAFTER CALLED THE GRANTEE, HER 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 Lot No. 206 on the Map of Hickory Valley Subdivision, Section 2, as of record in Plat Book 4175, Page 158, Register's Office for said County, described as follows:

Beginning at a point in the westerly margin of Country Drive, said point being the common front corner of Lots Nos. 206 and 207; thence with the common boundary line between said lots, easterly 120.40 feet to a concrete monument; thence northerly 131.69 feet to a point in the southerly margin of Ocala Drive; thence with the same westerly 84.82 feet to a concrete monument, the beginning of a curve; thence around said curve having a radius of 25 feet, southwesterly 38.46 feet to a concrete monument in the easterly margin of Country Drive; thence with the same southerly 101.10 feet to the point of beginning.

Being the same property conveyed to David A. Fryer and wife, Dorothy H. Fryer, by deed from Larry L. Westbrook, Trustee, recorded in Book 4958, page 71, Register's Office for said County.

This conveyance is made subject to Deed of Trust executed by Matthew V. Valente, Jr. and wife, Alice L. Valente to Vaden Lackey, Jr., Trustee, of reocrd in Book 4539, Page 107, RODC, TN and Garantee expressly agrees to assume the remaining indebtedness secured by said Deed of Trust (in the approximate amount of $27,645.49).

Gas grill, gas lights (2), and mail box to remain. All drapes, curtains, and rods to remain; fireplace screen and accessories to remain. All plumbing, wiring, appliances, heating and air conditioning systems to be in good working order on date of transfer of possession (January 14, 1977).

This is unimproved ( ) improved ( ) property, known as 5400 Country Drive (House Number) (Street) Nashville, Tennessee (P. O. Address) (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 January, 19 77

Dorothy H. Fryer

David A. Fryer

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, Thomas W. Hekkler, a Notary Public in and for said County and State, the within named David A. Fryer and wife, Dorothy H. Fryer

the bargainors, 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 11th day of January 19 77

Commission expires 3-1-80

Thomas W. Hekkler
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 (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 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

WARRANTY DEED

FROM

David A. Fryer and wife,

Dorothy H. Fryer

TO

Patricia A. Candee

D 8 4 7 0 9

IDENTIF. REFERENCE

JAN 11 3 45 PM '77

REGISTER
DAVIDSON CO., TENN.

CONV	48,145.49		
S'TAX		B*	125.0
R'FEE		B*	.50
M'DEED		B*	4.0
		*	129.56

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.