This instrument prepared by
STEPHENSON, LACKEY AND WAITE
First Federal Building
Nashville, Tennessee 37219

BOOK 5109 PAGE 357

NAME & ADDRESS NEW OWNERS:

A. D. Hewlett
5317 Hadley
Nashville TN 37220

SEND TAX STATEMENTS TO:

A. D. Hewlett

MAP & PARCEL NO: 94-1-130

SPECIAL WARRANTY DEED

THIS INDENTURE entered into between FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE, a corporation organized and existing under the laws of the United States of America, with its principal office located at Nashville, in the County of Davidson, State of Tennessee, hereinafter called Grantor, and A. D. HEWLETT, his heirs and assigns, hereinafter called Grantee.

WITNESSETH, that the said Grantor 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 all of which is hereby acknowledged, has bargained and sold, and by these presents does transfer and convey unto the said Grantee, his heirs and assigns, that certain tract or parcel of land in Davidson County, Tennessee, being described as follows:

Land in Davidson County, Tennessee, being Lot No. 214 on the Edgefield Land Company's First Subdivision, as of record in Book 57, page 130, Register's Office for said County.

Said Lot No. 214 fronts 50 feet on the south side of Long Avenue, and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to First Federal Savings and Loan Association of Nashville, by Trustee's Deed from James G. Lackey, III, Substitute Trustee, of record in Book 5099, page 948, Register's Office for Davidson County, Tennessee.

This tract is improved and known as 1604 Long Avenue, Nashville, Tennessee, 37206.

This conveyance is subject to the terms of the sales contract between the parties dated December 29, 1976 and specifically to the provisions therein relating to the fact that the improvement on the said property is in violation of the requirements of the Metropolitan Codes Administration.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns forever.

Grantor covenants and binds itself and its successors to warrant and forever defend the title to the land to the said Grantee, his heirs and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by its duly authorized officers this 31st day of December, 1976.

FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

By Thomas I. Holman
Thomas I. Holman, President

ATTEST:
Margie J. Wilkerson
Margie J. Wilkerson, Secretary

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, G. S. Scoville, a Notary Public within and for the State and County aforesaid, personally appeared Thomas I. Holman and Margie J. Wilkerson, with whom I am personally acquainted and who upon their several oaths acknowledged themselves to be the President and Secretary, respectively, of the First Federal Savings and Loan Association of Nashville, the within named bargainor, a corporation, and that they as such President and Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Thomas I. Holman as such President, and attesting the same by the said Margie J. Wilkerson, as such Secretary.

FELIX DAVIDSON COUNTY, TENN.
JAN 26 2 37 PM '77
IDENTIF. REFERENCE

D86876

Witness my hand and official seal at Nashville, Tennessee, on this 31st day of December, 1976.

G. S. Scoville
Notary Public

My Commission Expires: 1-17-77

JAN26	CONV	*2,500.00		
JAN26	S'TAX		B*	6.50
JAN26	PR'FEE		B*	.50
JAN26	W'DEED		B*	4.00 * 11.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $2,500.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

A. D. Newcott

Sworn to and subscribed before me this 4th day of January, 1977.

Dorothy A. Wilson
Notary Public

My Commission Expires:
8-13-80