BOOK 5118 PAGE 376

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,119.97

Kenneth B. Lauer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 23rd DAY OF February 1977.

Notary Public

MY COMMISSION EXPIRES: 6/7/80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
FOLEY & WEISS, Attorneys, 507 Stahlman Building, Nashville, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth B. Lauer, et ux (NAME)	Fidelity Federal Savings & Loan Assn. (NAME)	136-6
264 Clearlake Drive (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	91
Nashville, TN 37217 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37219 (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, ELDRID EARL JONES AND WIFE, CLARA S. JONES,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KENNETH BERNARD LAUER AND WIFE, LOLA JEANNINE LAUER,

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 Lot No. 324 on the Plan of Priest Lake Park, Section V, of record in Book 4460, page 174, Register's Office for Davidson County, Tennessee, described as follows:

SAID Lot No. 324 fronts 98.0 feet along the westerly margin of Clearlake Drive and runs back 130.0 feet on the northerly line and 170.0 feet on the southerly line to a line in the rear measuring 105.85 feet thereon.

BEING the same property conveyed to Eldrid Earl Jones and wife, Clara S. Jones, by deed from Philhall Corporation of record in Book 5051, page 996, said Register's Office.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights-of-way for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantees herein.

As pat tof the above consideration, the Grantee(s) herein, assume and agree to pay the unpaid balance owing on a certain note, executed by the Grantor(s) herein to Fidelity Federal Savings & Loan Association in the original principal amount of $44,800.00, of record in Book 5052, page 1, said Register's Office.

This is unimproved ( ) improved (X) property, known as 264 Clearlake Dr., Nashville, TN 37217
(House Number) (Street) (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 23rd day of February, 1977

Eldrid Earl Jones
ELDRID EARL JONES

Clara S. Jones
CLARA S. JONES

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ELDRID EARL JONES AND CLARA S. JONES

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 23rd day of February, 19 77.

Commission expires 6/7/80

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 ELDRID EARL JONES ET UX

TO KENNETH BERNARD LAUER ET UX

FILE IN BOX 4

D 90853

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IDENTIF. REFERENCE

FEB 25 9 43 AM '77

REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

FEB25	CONV	50,119.97			
FEB25	S'TAX		B*	130.26	
FEB25	PR'FEE		B*	.50	
FEB25	W'DEED		B*	4.00	* 134.76