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ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Walter L. Timmons, Jr. (NAME)	Fidelity Federal Savings & Loan Association (NAME)	3D-44646
2707 Windemere Drive (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	
Nashville, TN 37214 (CITY) (STATE) (ZIP CODE)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of a division in kind of real property held as tenants in common, ~~XXXXXXXX~~ DOLLARS

the undersigned, Walter L. Timmons, Jr. and Fred B. Shipman (joined by their respective spouses)

have bargained and sold, and by these presents do transfer and convey unto the said Walter L. Timmons, Jr.

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described ~~XXXXXXX~~ in Exhibit A attached hereto.

This conveyance is subject to mortgages recorded at Book 2743, page 557, and Book 4729, page 307, Register's Office for Davidson County, Tennessee, easements, et cetera, of record at Book 1835, page 27, said Register's Office, and Restrictive Covenants of record at Book 1881, page 475, and Book 1874, page 452, said Register's Office. Also, Vendor's Lien at Book 2743, page 557.

unimproved ( )
This is improved (X) property, known as 2410 Dennywood Drive (House Number) (Street)
Nashville, Tennessee 37214 (P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 hands this 4th day of March, 1977.

Fred B. Shipman — Walter L. Timmons

Sandra W. Shipman — Nancy L. Timmons

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, Virginia Phillips, a Notary Public in and for said County and State, the within named Fred B. Shipman, Brenda Shipman, Walter R. Timmons, Jr. and Joanne L. Timmons

the 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 4th day of March, 19 77.

My commission expires 7-8-79 Notary Public Virginia Phillips

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF

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

_____

Sworn to and subscribed before me
this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

This instrument was prepared by:

William E. Martin, Atty., Harwell Barr Martin & Sloan, Home Federal Bldg., Nashville, Tennessee 37219
Name Address

WARRANTY DEED

FROM

TO

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

EXHIBIT A

Two tracts of land in the 3rd Civil District of Davidson County, Tennessee, described as follows:

TRACT NO. 1: Being Lot No. 136 on the Plan of Maplecrest, as of record in Book 1835, page 27, Register's Office for said County, described as follows:
BEGINNING at a point on the northeasterly side of Denneywood Drive; common corner of Lots Nos. 136 and 137; thence in a northeasterly direction along the line between said two lots, 176.2 feet to their common rear corner; thence in a northwesterly direction 120 feet to a point; thence in a southwesterly direction 155.4 feet to the beginning of a curve; thence around said curve in a southeasterly direction 31.42 feet to a point in the northeasterly margin of Denneywood Drive; thence with the margin of said Drive in a southeasterly direction 100 feet to the point of beginning.
TRACT NO. 2: Being a tract of land described as an easement for roadway on the Map of Maplecrest Subdivision, of record in Book 1835, pages 27 and 28, Register's Office for Davidson County, Tennessee, and lying between Lots Nos. 135 and 136 on said Plan, and further described as follows:
BEING a strip of land lying between lots Nos. 135 and 136 on the Plan of Maplecrest Subdivision, fronting 90 feet, more or less, on the northerly side of Denneywood Drive, and extending back between lines 174.3 feet, more or less, to a dead line in the rear, on which it measures 50 feet. Said rear lines being the sourtherly margin of the Tennessee Central Railroad right-of-way.

BEING the same property conveyed to grantors by deed from J. R. Freeman, Trustee, of record in Book 4729, page 307, Register's Office for said County.

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AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned, being first duly sworn, hereby makes oath that the real property conveyed by this Warranty Deed is a division in kind of realty formerly owned by tenants in common. Therefore, the undersigned claims the tax exemption provided by TCA §67-4102 Item S(a)(2)2.

Walter L. Timmons

MAR-7F MISC B* 8.00 * 8.00

Sworn to and subscribed before me, a notary public in and for Davidson County, Tennessee, this 1 day of March, 1977.

Notary Public

My commission expires: 7-8-79

D92296

IDENTIF REFERENCE

MAR 7 1 40 PM '77

REGISTER
DAVIDSON COUNTY, TENN.