FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 42,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF April 1977.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
FOLEY & WEISS, Attorneys, 908 Fidelity Federal Bldg., Nashville, TN 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jerry Wyatt Brown, et ux (NAME)	Fidelity Federal Savings & Loan Assn (NAME)	MAP 120-3
4312 Sunnybrook Drive (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	PAR. 36
Nashville, TN (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	BM-7795

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, MARY ANNE CHESTER AND MARTHA CHESTER CALDWELL BAXENDALE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JERRY WYATT BROWN AND WIFE, JERILYN BROWN

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. 19 on the Map of a Resubdivision of part of Royal Oaks Subdivision, Block 9, of record in Book 547, page 167, Register's Office for Davidson County, Tennessee, described as follows:

SAID Lot 19 fronts 100 feet on the northerly side of Sunnybrook Drive and runs back between lines 197 feet 9 inches on the west line and 198 feet 1 inch on the e ast line to a dead line in the rear measuring 100 feet thereon.

BEING the same property conveyed to Mary Anne Chester and sister, Martha Chester Caldwell, by deed from Robert O. Williams and wife, Nancye S. Williams, of record in Book 3135, page 31, said Register's Office, now being Martha Chester Caldwell Baxendale.

This conveyance is subject to restrictive covenants of record in Book 1541, page 197, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantees herein.

James W. Baxendale, the husband of Martha Chester Caldwell Baxendale, joins in the execution of this instrument for the purpose of releasing any and all rights that he may have or be intitled to in the above describded property, especially his marital rights .

unimproved ( )
This is improved (XX) property, known as 4312 Sunnybrook Drive, Nashville, TN
(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 29th day of April, 1977

Mary Anne Chester
MARY ANNE CHESTER

Martha Chester Caldwell Baxendale
MARTHA CHESTER CALDWELL BAXENDALE

James W. Baxendale

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary Anne Chester and Martha Chester Caldwell Baxendale, and James W. Baxendale

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 29th day of April 1977

Commission expires 11-7-79

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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) acknowledged (themselves) (himself) 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

560353-1

WARRANTY DEED

FROM

MARY ANNE CHESTER AND MARTHA CHESTER CALDWELL BAXENDALE

TO

JERRY WYATT BROWN AND WIFE, JERILYN BROWN

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

E 0 1 3 7 0

IDENTIF. REFERENCE

APR 29 3 17 PM '77

FEE REGISTER DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

APR29	CONV	42,900.00			
APR29	STAX		B*	111.54	
APR29	PRFEE		B*	.50	
APR29	WDEED		B*	4.00	* 116.04