BOOK 5143 PAGE 667

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 21000.00

Peggy C. McCanless
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF May 19 77

Notary Public

MY COMMISSION EXPIRES: 7-13-80
(AFFIX SEAL)

This Instrument Was Prepared By
DENNEY, LACKEY & CHERNAU
218 Third Avenue North
Nashville, Tennessee 37201
NAME ADDRESS

THIS INSTRUMENT WAS PREPARED BY

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Peggy C. McCanless (NAME)	Fidelity Federal Savings & Loan (NAME)	
1509 Monticello Drive (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	34-9
Madison, Tennessee 37115 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	17 Pal

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, ROGER D. DOWDY AND WIFE, VERNETTE DOWDY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PEGGY C. MCCANLESS, UNMARRIED

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 part of Lots Nos. 28 and 30 on the Map of Bransford Realty Company's Alta Loma Subdivision, of record in Book 421, page 44, said Register's Office, and being designated as Tract 4, on an unrecorded survey showing a division of a part of said lots for Clyde Loftis, made by N. G. Jenkins, Surveyor, April 4, 1959, and described as follows:

Beginning at a point in the center line of Monticello Drive or Avenue at the corner of Tracts 3 and 4, said point being 462.5 feet, more or less, north from the center line of West Monticello Drive; thence with the line between Tracts 3 and 4, south 87° 49' East 340.3 feet, more or less, to a point; thence south 2° 45' East 64 feet, more or less, to a point a corner of Tracts 4 and 5; thence with the line between said Tracts North 88° 03' West 318.9 feet, more or less, to the center line of Monticello Avenue or Drive; thence with the center line of the same, north 21° 20' west 71 feet, more or less, to the point of beginning.

Being the same property conveyed to Roger D. Dowdy and wife, Vernette Dowdy by deed from Shirley W. Cook and wife, Ovida J. Cook of record in 4575, page 622, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1509 Monticello Drive, Madison, Tennessee 37115
(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 3rd day of May, 19 77

Roger D. Dowdy — Roger D. Dowdy

Vernette Dowdy — Vernette Dowdy

BOOK 5143 PAGE 668

STATE OF TENNESSEE
Davidson County

Personally appeared before me, The Undersigned, a Notary Public in and for said County and State, the within named Roger D. Dowdy andwife, Vernette Dowdy

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 3rd day of May 19 77

Commission expires 11-26-80

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

560360-3

WARRANTY DEED

FROM
Roger D. Dowdy and wife,
Vernette Dowdy

TO
Peggy C. McCanless, unmarried

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

E 02082

IDENTIF. REFERENCE

MAY 4 2 40 PM '77

REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MAY-4 77	CONV	21,000.00		
MAY-4 77 S'TAX			B*	54.60
MAY-4 77 PR'FEE			B*	.50
MAY-4 77	W'DEED		B*	4.00
			*	59.10