BOOK 5148 PAGE 778 L-510773-7

WARRANTY DEED

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 39,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF May, 19 77

Notary Public

MY COMMISSION EXPIRES: 9-7-80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
DOUGLAS R. BERRY, 907 TWO MILE PKY., GOODLETTSVILLE, TN 37072
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LELAND C. AVRIL, JR., unmarried, and SANDRA F. FLATT, unmarried (NAME)	FIDELITY FEDERAL SAVINGS & LOAN (NAME)	12D-43710
136 OAK PARK DRIVE (STREET ADDRESS OR ROUTE NUMBER)	401 UNION STREET (STREET ADDRESS)	MAP 60-3
NASHVILLE TENN. 37207 (CITY) (STATE) (P. O. ZIP)	NASHVILLE, TENNESSEE 37219 (CITY) (STATE) (ZIP)	PAR 94 M-P

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, NORA JANE JAMES

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LELAND C. AVRIL, JR., unmarried and SANDRA F. FLATT, 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 Lot No. 93 on the Plan of Oak Park Subdivision, Section I, as of record in Book 3600, page 84, said Register's Office.

Said Lot No. 95 fronts 92.26 feet on the southerly side of Oak Park Drive and extends back 158.68 feet on the westerly line and 175.52 feet on the easterly line to a dead line in the rear which is a broken line measuring 96.44 feet thereon.

Being the same property conveyed to Nora Jane James by deed from James Andrew Tidwell unmarried and Rebecca Jane Tidwell, unmarried of record in Book 4890, page 183, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 136 Oak Park Drive, Nashville, Tennessee 37207
(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 my hand this 16th day of May, 19 77

x Nora Jane James
NORA JANE JAMES

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nora Jane James

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this 16th day of May, 1977

Robert E. Lee Notary Public

Commission Expires 9-7-80

NOTARY PUBLIC ROBERTSON COUNTY DAVIDSON COUNTY

STATE OF
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 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 official seal at office at on this the day of , 19

My commission expires Notary Public

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IDENTIFICATION REFERENCE

MAY 18 2 53 PM '77

REGISTER
DAVIDSON COUNTY, TENN.

MAY18 77	CONV	39,750.00		
MAY18 77	S'TAX		B* 103.22	
MAY18 77	PR'FEE		B* .50	
MAY18 77	W'DEED		B* 4.00	* 107.72

L-510773-7

WARRANTY DEED

FROM
NORA JANE JAMES

TO
LELAND C. AVRIL, JR.
unmarried and
SANDRA F. FLATT, unmarried

TITLE INSURED BY POLICY NUMBER:
FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF GOODLETTSVILLE

The Associates, Inc. Livery of Seisin

Compliments of
Title Associates, Inc.
REPRESENTING
USLIFE TITLE INSURANCE
Company of New York