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 $ 32,500.00

Robert M. Garfinkle
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF June 1977.

Notary Public

MY COMMISSION EXPIRES: Aug. Reg

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ROBERT M. GARFINKLE, ATTORNEY, 400-STAHLMAN BUILDING, NASHVILLE, TENN. (37201)
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DAVID E. TINGLE (NAME)	FIDELITY FEDERAL SAVINGS & LOAN ASS'N (NAME)	Map 96-9-64
2707-EMERY DRIVE (STREET ADDRESS OR ROUTE NUMBER)	401-UNION STREET (STREET ADDRESS)	Field Book 3D 10070
NASHVILLE, TENNESSEE (CITY) (STATE) (P. O. ZIP)	NASHVILLE, TENNESSEE (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, FRED BAUMGARTNER AND WIFE, JUDY BAUMGARTNER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DAVID E. TINGLE AND WIFE, EMMA E. TINGLE,

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. 12 on the Map of Meadowview Acres, as of record in Book 2133, page 50, Register's Office for said County. SAID Lot fronts 75 feet on the south side of Emery Drive and runs back 187.6 feet on the east line and 160.9 feet on the west line, to a dead line, measuring 109 feet thereon. BEING the same property conveyed to Fred Baumgartner and wife, Judy Baumgartner, by deed from Nancy H. Allen of record in Book 4810, page 466, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO Restrictive Covenants of record in Book 2144, page 517, Register's Office for Davidson County, Tennessee, also Plan of Record in Book 2133, page 50, said Register's Office, and easement for Sanitary Sewer and/or storm drainage of record in Book 4365, page 730, Register's Office for Davidson County, Tennessee.

THE SAID ABOVE GRANTEES HEREBY ASSUME AND AGREE TO PAY $17,351.04, which is the present principal balance of a mortgage secured by Deed of Trust executed by Nancy H. Allen, to Vaden Lackey, Jr., Trustee, of record in Book 4725, page 790, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 2707-Emery Drive, Nashville, Tennessee
(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 9th day of June, 1977

Fred Baumgartner
FRED BAUMGARTNER

Judy Baumgartner
JUDY BAUMGARTNER

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Delone Anderson, a Notary Public in and for said County and State, the within named FRED BAUMGARTNER AND WIFE, JUDY BAUMGARTNER

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 9th day of June, 1977

Commission expires Aug. 20, 1977

Delone Anderson
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

FRED BAUMGARTNER AND WIFE,

JUDY BAUMGARTNER

TO

DAVID E. TINGLE AND WIFE,

EMMA E. TINGLE

E 0 8 2 3 2

IDENTIF. REFERENCE

JUN 9 2 53 PM '77

REGISTER
DAVIDSON COUNTY, TENN.

JUN-9 77	CONV	32,500.00			
JUN-9 77	S'TAX		B*	84.50	
JUN-9 77	PR'FEE		B*	.50	
JUN-9 77	W'DEED		B*	4.00	* 89.00

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

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