| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO: | MAP PARCEL NUMBERS: |
|---|---|---|
| (NAME) | First Federal Savings & Loan (NAME) | 13D-17387 |
| (STREET ADDRESS OR ROUTE NUMBER) | Union Street at Fourth Avenue (STREET ADDRESS) | 59-1-3 |
| (CITY) (STATE) (ZIP CODE) | Nashville, Tennessee 37219 (CITY) (STATE) (ZIP CODE) | |

# WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00)---------- DOLLARS

Cash in hand paid and other good and valuable consideration, receipt of which is hereby acknowledged,

I,

Patsy L. Appleton, unmarried,

have bargained and sold, and by these presents do transfer and convey unto the said Phillip E. Saxton, Sr. and wife, Marjorie C. Saxton,

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 3, of Section I, R. B. Beal Subdivision, as of record in Book 3700, page 102, Register's Office for said County.

Said lot fronts 207 feet on the easterly side of Beal's Lane, as measured around a curve, and runs back 348.5 feet on the southerly line and 340.2 feet on the northerly line to a dead line in the rear and measures 29.7 feet thereon.

Being the same property conveyed to William A. Appleton and wife, Patsy L. Appleton by deed from Jim Roy Warren of record in Book 4817, page 160, Register's Office for Davidson County, Tennessee. The said William A. Appleton having since died.

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This conveyance is subject to easements, restrictions, setback lines of record, and taxes for the current year, applicable to said property.

This is improved (XX) unimproved ( ) property, known as 6138 Beals Lane, (House Number) (Street) Nashville, Tennessee 37218 (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 14th day of June, 1977.

Patsy L. Appleton

PATSY L. APPLETON

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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 Patsy L. Appleton, unmarried,

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 Nashville, Tennessee, this 14th day of June, 1977.

My commission expires 8-13-80 Notary Public Dorothy B. Wilson

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 DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 55,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

K. Phillip E. Saxton

Sworn to and subscribed before me
this 14th day of June, 1977.

My commission expires 8-13-80 Notary Public Dorothy B. Wilson

| This instrument was prepared by: | |
|---|---|
| Name | Address |

*This instrument prepared by*
STEPHENSON, LACKEY AND WAITE
First Federal Building
Nashville, Tennessee 37219

JUN 15 77 CONV 55,000.00
JUN 15 77 S'TAX B* 143.00
JUN 15 77 PR'FEE B* .50
JUN 15 77 W'DEED B* 4.00 * 147.50

E 0 9 2 1 0

IDENTIF. REFERENCE

JUN 15 1 25 PM '77

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM PATSY L. APPLETON

TO PHILLIP E. SAXTON, SR. AND WIFE, MARJORIE C. SAXTON

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