Neely, Herbert & Crawford
Floor, L & C Tower
Nashville, Tennessee 37219

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
160-2-2	Ms. Edith C. Sanella	First Federal Savings & Loan Fourth & Union Nashville, Tenn.
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
OH-15700	878 Forrest Acres Ct.	PROPERTY IS [X] IMPROVED [ ] UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

SUSAN STOKES AUSTIN, unmarried

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto EDITH C. SANELLA, unmarried

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 23 marked Kennedy, on the Map of Forest Acres Subdivision, Section IV, as of record in Book 2331, page 156.

Said lot fronts 180 feet on the northwesterly side of Forest Acres Court and extends back 309.46 feet on the northeasterly line and 254.73 feet on the southwesterly line, to a dead line in the rear and measures 175.75 feet thereon.

Being the same property conveyed to W. R. Austin and wife, Susan S. Austin, by deed from Herschel C. Fox and wife, Evelyn S. Fox, as of record in Book 4946, page 489, and by Quitclaim deed vested in Susan Stokes Austin of record in Book 5042, page 956, Register's Office for said County.

This conveyance is made subject to restrictions in Book 2633, page 581, Book 2646, page 75 and Book 2435, page 313, Register's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, Except for 1977 taxes which have been prorated and assumed by Grantees.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

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.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 21st day of June, 19 77

Susan Stokes Austin

Susan Stokes Austin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5163 PAGE 611

Before me, Douglas A. Brace, a Notary Public in and for the State and County aforesaid, personally appeared the within named

Susan Stokes Austin, unmarried

the bargainor(s), 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, the 21st day of June, 1977.

Douglas A. Brace
Notary Public

My commission expires: 4/23/78

DOUGLAS A. BRACE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

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

Witness my hand and official seal at _____, this, the _____ day of _____, 19____.

My commission expires: _____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ 62,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF June, 1977

MY COMMISSION EXPIRES 4/23/78 (AFFIX SEAL) Notary Public

DOUGLAS A. BRACE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

FROM

SUSAN STOKES AUSTIN, UNMARRIED

TO

EDITH C. SANELLA, UNMARRIED

E 11025

IDENTIFICATION REFERENCE

JUN 24 2 15 PM '77

REGISTER DAVIDSON COUNTY, TENN.

Filed 1st Fred

Please Return To:
ORTALE, KELLEY, HERBERT & CRAWFORD
14th Floor, 3rd National Bank Bldg.
Nashville, Tennessee 37219

JUN24'77 CONV 62,500.00

JUN24'77 S'TAX B* 162.50

STATE OF TENNESSEE JUN24'77 W'DEED B* 4.00 * 167.00
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation the bargainor, and that _____ as such _____ and _____ being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____ and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires: _____
Notary Public