BOOK 5175 PAGE 56

THIS INSTRUMENT PREPARED BY
WILLIAM D. CASTLEMAN, ATTY.
807 AMERICAN TRUST BLDG.
NASHVILLE, TENNESSEE 37201

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James H. Long, et ux	Fidelity Federal Sav. & Ln.	Map 148.8
(NAME) 4826 Hopedale Drive	(NAME) Fourth and Union	Par 44
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS) Nashville, Tennessee	SDU-7863
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ($10.00)----------

Ten and----------00/100 *Dollars,*

cash in hand paid by the grantees; JAMES H. LONG and wife, DEBORAH F. LONG, and other good and valuable considerations, including the assumption of two (2) Deeds of Trust, of record in Book 4754, Page 17; and 4933, Page 957; Register's Office for Davidson County, Tennessee to Fidelity Federal Savings & Loan Association and Third National Bank, respectively (see instruments for complete terms and conditions);

I, E. ROSS WILKES, unmarried,

have this day bargained and sold, and do hereby transfer and convey unto the said
JAMES H. LONG and wife, DEBORAH F. LONG, their

(successors), heirs and assigns,
certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 53 on the Plan of Beverly Heights Subdivision, Section II, of record in Book 2331, Page 42, Register's Office for said County.

Said Lot No. 53 fronts 90 feet on the easterly margin of Hopedale Drive and extends back between lines 195 feet on the northerly line and 203.5 feet on the southerly line, to a dead line in the rear, measuring 52.9 feet thereon.

Being the same property conveyed to E. Ross Wilkes, unmarried, by deed from Ralph P. Gernhardt, of record in Book 4931, Page 697, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 35,962.86

Subscribed and sworn to before me, this the 22nd day of July, 19 77

Affiant

My commission expires: 1-31-81.
(Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 4826 Hopedale Drive, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said
JAMES H. LONG and wife, DEBORAH F. LONG, their
(successors), heirs and assigns forever. We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.* , except as herein stated.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* JAMES H. LONG and wife, DEBORAH F. LONG, their
(successors), heirs and assigns, against the lawful claims of all persons.

Witness my *hand this* 22nd *day of* July, *19* 77, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

E. ROSS WILKES

BOOK 5175 PAGE 57

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, THE UNDERSIGNED, *a Notary Public in and for said County and State,* E. Ross Wilkes,

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

Witness my hand and official seal at Nashville, Tennessee *this* 22nd *day of* July, *19* 77.

Commission expires 1-31-81. *Notary Public*

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared ....., with whom I am personally acquainted, and who, upon oath, acknowledged ..... self to be ..... of the ....., the within named bargainor, a corporation, and that .... he as such ....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by .....self as.....

Witness my hand and seal, at office in ..... this .....day of....., 19.....

Notary Public

Commission expires.....

WARRANTY DEED

FROM

E. ROSS WILKES, UNMARRIED

TO

JAMES H. LONG, ET UX

JUL 25 77	CONV	35,962.86			
JUL 25 77	S'TAX		B*	93.60	
JUL 25 77	PR'FEE		B*	.50	
JUL 25 77	W'DEED		B*	4.00	* 98.10

FEE 16251

IDENTIFICATION REFERENCE

JUL 25 2 28 PM '77

FELIX ... REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238