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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 71,600.00

James F. Maggard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF July 19 77.

Leon Sharber
Notary Public

MY COMMISSION EXPIRES: 1-21-81
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
LEON SHARBER, ATTORNEY, HERMITAGE PROFESSIONAL MALL, HERMITAGE, TENNESSEE 37076
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James F. Maggard (NAME)	Fidelity Federal Savings & Loan Asso. (NAME)	Map 98-1
4066 Lake Parkway Drive (STREET ADDRESS OR ROUTE NUMBER)	4th and Union St. (STREET ADDRESS)	Parcel 27
Hermitage, Tennessee 37076 (CITY) (STATE) (P. O. ZIP)	Nashville, TN (CITY) (STATE) (ZIP)	Tax Key #4D05793

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, Charles Dean Russell, Jr.et ux Minnie M. Russell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James F. Maggard et ux S. Jane Maggard

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:

BEING Lot No. 25 on the Plan of Lake Park, Section 1, as of record in Book 4175, Page 134 & 135, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Charles Dean Russell, Jr. et ux Minnie M. Russell, by deed of record in Book 4814, Page 957, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is subject to restrictions of record in Book 4429, Page 577, and amended in Book 4516, Page 751, Register's Office for Davidson County, Tennessee and any existing easements.

IT IS understood and agreed that part of the consideration for the transfer of this property is the agreement of the grantees to assume the unpaid balance of a note secured by a first mortgage deed of trust of record in Book 4641, Page 38, Register's Office for Davidson County, Tennessee, to Fidelity Federal Savings and Loan Association.

THE existing escrow account and hazard insurance policy is hereby transferred with this conveyance to the Grantees herein.

unimproved ( ) This is improved (X) property, known as 4066 Lake Parkway (House Number) (Street) Hermitage, TN (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 29th day of July, 19 77

CHARLES DEAN RUSSELL, JR: Charles Dean Russell Jr.

MINNIE M. RUSSELL: Minnie M. Russell

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles Dean Russell, Jr. et ux Minnie M. Russell

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 Hermitage, Tennessee, this 29th day of July 19 77

Commission expires 1-21-81

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

CHARLES DEAN RUSSELL, JR. ET UX

MINNIE M. RUSSELL

TO

JAMES F. MAGGARD ET UX

S. JANE MAGGARD

E 17719

IDENTIFICATION REFERENCE

AUG 2 9 12 AM '77

FEE REGISTER
DAVIDSON CO. TENN.

Return to:

LEON SHARBER, ATTORNEY
HERMITAGE PROFESSIONAL MALL
HERMITAGE, TENNESSEE 37076

AUG-29	CONV	71,600.00		
AUG-29	S'TAX		3* 136.1[illegible]	
AUG-29	PR'FEE		8* .50	
AUG-29	W'DEED		3* 4.0[illegible]	* 190.66