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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 $ 38000.00

Larry Elkins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 12th DAY OF August, 77

Jan C. Stewart
Notary Public

MY COMMISSION EXPIRES: My Commission Expires April 2, 1980

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Fred E. Cowden Jr. - 4515 Harding Road - Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Larry Elkins-etux	Fidelity Federal S & L	83-12
(NAME)	(NAME)	
2704 Eastland Avenue	401 Union St.	178
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37206	Nashville, TN 37219	
(CITY) (STATE) (P. O. ZIP)	(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, Leonard M. Wade and wife Ruth C. Wade

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Larry Elkins and wife Mattie S. Elkins

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. 4 on the Plan of Twin Estates, Section 1, as of record in Book 3842, page 88, said Register's Office.

Said Lot No. 4 fronts 80 feet on the easterly side of Eastland Avenue and extends back 200 feet on the northerly line and 167.6 feet on the southerly line to a dead line in the rear measuring 115.7 feet thereon.

Being the same property conveyed to Leonard M. Wade and wife, Ruth C. Wade by deed from Hattie G. Capps of record in Book 4941, page 571, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 2704 Eastland Avenue (House Number) (Street) Nashville (P. O. Address) (City or Town) 37206 (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 this 12th day of August, 19 77

Leonard M Wade Ruth C. Wade

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Leonard M. Wade and wife Ruth C. Wade

the bargainor S, 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 12th day of August 19 77

Commission expires _____

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

510 856-0

WARRANTY DEED

FROM

Leonard M. Wade and wife Ruth C. Wade

TO

Larry Elkins and wife, Mattie S. Elkins

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

E 20369

IDENTIF. REFERENCE

AUG 15 11 45 AM '77

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

AUG 15 77	CONV	38,000.00			
AUG 15 77	S'TAX		B*	98.80	
AUG 15 77	PR'FEE		B*	.50	
AUG 15 77	W'DEED		B*	4.00	* 103.30

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.