THIS INSTRUMENT PREPARED BY
DOZIER AND DARROW ATTORNEYS AT LAW
14th FLOOR THIRD NATIONAL BANK BLDG.
NASHVILLE, TENNESSEE 37219

WARRANTY DEED

BOOK 5184 PAGE 189

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Margaret T. Sawyer	Fidelty Federal S&L Assoc.	103-12
(NAME) 228 Cherokee Ave.	(NAME) 401 Union	Parcel 50
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN.	(STREET ADDRESS) Nashville, Tn. 37219	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

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

---------- *Dollars,*

Cash in hand paid and other good and valid consideration, the receipt of which is hereby acknowledged.

We, A.K.Washburn and wife, Clara C. Washburn

have this day bargained and sold, and do hereby transfer and convey unto the said Margaret T. Sawyer, unmarried, her

XXXXX *successors, heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 45 of Block "I" on the Plan of Cherokee Park, Third Section, of record in Book 843, page 2 and 3, said Register's Office.

Said Lot No. 45 fronts 60 feet on the easterly side of Cherokee Road, and runs back 133.41 feet on the northerly line and 133.62 feet on the southerly line to a dead line and measures 60 feet thereon.

Being the same property conveyed to A.K.Washburn and wife, Clara C. Washburn by deed from Mary Jeanne Webb and husband, Cecil E. Webb, Jr., of record in Book 4344, page 805, Register's Office for Davidson County, Tennessee.

DAVIDSON COUNTY, TENN. • RAY PUBLIC • NOTARY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 52,000.00

Subscribed and sworn to before me, this the 12th day of August 1977

Affiant Margaret T. Sawyer

My commission expires My Commission Expires Feb. 19, 1979

Notary Public

This is unimproved ( ) improved (X) property, known as 228 Cherokee Ave. (House Number) (Street) Nashville, TN. 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 Margaret T. Sawyer, unmarried, her

(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.*

We *further covenant and bind* ourselves and our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Margaret T. Sawyer, unmarried, her

(successors), *heirs and assigns, against the lawful claims of all persons.*

Witness our hand this 12th day of August, 1977, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Clara C Washburn A K Washburn

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Raymond H Darrow, a Notary Public in and for said County and State, A.K. Washburn and wife, Clara C. Washburn

the within named bargainor, 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 11th day of August, 1977

Raymond H Darrow Notary Public

My Commission Expires Feb. 19, 1979

Commission expires

NOTARY PUBLIC DAVIDSON COUNTY TENN.

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 .....

11220-3

WARRANTY DEED

FROM

A.K.Washburn et ux

TO

Margaret T. Sawyer, unmarried

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

E 20468

IDENTIF. REFERENCE

AUG 15 3 02 PM '77

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

AUG 15 77	CONV	52,000.00			
AUG 15 77	S'TAX		B*	135.20	
AUG 15 77	PR'FEE		B*	.50	
AUG 15 77	W'DEED		B*	4.00	* 139.70

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238