BOOK 5184 PAGE 652

77-8-26
FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $59,950.00

Paul W. Lee
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF August, 1977

Notary Public

MY COMMISSION EXPIRES: 11-27-79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
FOLEY & WEISS, Attorneys, 908 Fidelity Federal Bldg., Nashville, TN 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul W. Lee, et ux (NAME)	Fidelity Federal Savings & Loan Assn. (NAME)	34-3-50
204 Twin Hills Drive (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	10D-43130
Nashville, TN (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37219 (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, VERNON E. RAGER and wife, EVA C. RAGER,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PAUL W. LEE and wife, FAYE LEE,

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. 112 on the Plan of Shepherd Hills, Section 3, of record in Book 2900, page 56, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point in the southwesterly margin of Twin Hills Drive at the corner of Lots 112 and 113; thence with the line between said lots southwestwardly 229.6 feet to a point; thence southeastwardly 212 feet to the northerly margin of Spring Branch Drive; thence with the margin of the same northeastwardly 150 feet to the beginning of a curve; thence around said curve northwardly 31.41 feet to the westerly margin of Twin Hills Drive; thence with the margin of the same, northwardly 207.2 feet to the point of beginning.

BEING the same property conveyed to Vernon E. Rager and wife, Eva C. Rager, by deed from A. J. Coleman and wife, Edith Coleman, of record in Book 3072, page 348, said Register's Office.

This conveyance is subject to restrictive covenants of record in Book 2997, page 69, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantees herein.

As part of the above consideration, the Grantee(s) herein, assume and agree to pay the unpaid balance owing on a certain note, executed by the Grantor(s) herein to Fidelity Federal Savings & Loan Association in the original principal amount of $16,200.00, of record in Book 3089, page 537, said Register's Office.

This is unimproved ( ) improved (X) property, known as 204 Twin Hills Drive, Nashville, TN
(House Number) (Street) (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 hands this 15th day of August, 1977

V E Rager
VERNON E. RAGER

Eva C Rager
EVA C. RAGER

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 Vernon E. Rager and Eva C. Rager

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 15th day of August, 19 77.

Commission expires 11-7-79

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

FILE IN BOX 4

WARRANTY DEED

FROM

VERNON E. RAGER and wife,

EVA C. RAGER

TO

PAUL W. LEE and wife,

FAYE LEE

E 20653

IDENTIF. REFERENCE

AUG 16 1 03 PM '77

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

AUG 16 77	CONV	59,950.00			
AUG 16 77	S'TAX		B*	155.74	
AUG 16 77	PR'FEE		B*	.50	
AUG 16 77	W'DEED		B*	4.00	* 160.24

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.