BOOK 5189 PAGE 963 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 64900.00

Melanie M. Hirt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF August, 1977.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires Aug. 2, 1980
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Herbert R. Rich (NAME) 213 Third Ave., North, Nashville, Tenn. 37201 (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Melanie M. Hirt (NAME)	Fidelity Federal S & L (NAME)	Map 129-11
109 Carnavon Parkway (STREET ADDRESS OR ROUTE NUMBER)	401 Union St. (STREET ADDRESS)	Par. 4
Nashville, Tenn. 37205 (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, Sidney Kaufman and wife, Doris Elaine Kaufman,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Melanie M. Hirt

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 the 8th Civil District of Davidson County, Tennessee, being Lot No. 14 on the Plan of West Meade Park, Section One, as of record in Book 2900, pages 103 and 104, Register's Office for said County.

SAID Lot No. 14 fronts 188 feet on the southerly side of Carnavon Parkway and extends back between lines 275 feet on the southeasterly line and 264.7 feet on the northwesterly line, to a line in the rear which measures 95 feet thereon.

BEING the same property conveyed to Sidney Kaufman and wife, Doris Elaine Kaufman, by deed from West Meade Park Corporation, a Tennessee Corporation, of record in Book 3345, page 493, Register's Office for Davidson County, Tennessee.

This conveyance is made subject restrictive covenants of record in Book 3102, page 381, Register's Office for Davidson County, Tenn., and the plan of record in Book 2900, pages 103 and 104, said Register's Office shows an Owner's Certificate, a 50 foot minimum building setback line from Carnavon Parkway and a 10 foot easement for public utility and drainage purposes along the rear line of said lot, and a 5 foot drainage easement along westerly line, and an overhang easement across northerly line and an anchor easement located at the northwest corner.

This is unimproved ( ) improved (X) property, known as 109 Carnavon Parkway, Nashville, Tennessee 37205
(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 30th day of August, 19 77

Sidney Kaufman

Doris Elaine Kaufman

BOOK 5189 PAGE 964

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sidney Kaufman & wife, Doris Elaine Kaufman,

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 Nashville, Tennessee, this 30th day of August 19 77.

Commission expires My Commission Expires Aug 2, 1980

Judy A. Wells
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

11/183-0

WARRANTY DEED

FROM
SIDNEY KAUFMAN ET UX

TO
MELANIE M. HIRT

CONV
S'TAX
PR'FEE
W'DEED

E 23226

IDENTIF. REFERENCE

AUG 30 2 52 PM '77

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

64,900.00

168.7
.5
4.00
* 173.24

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.