L-560487-0

WARRANTY DEED

BOOK 5191 PAGE 51

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 35,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF August 19 77.

Notary Public

MY COMMISSION EXPIRES: 9-7-80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
DOUGLAS R. BERRY, 907 TWO MILE PKY., GOODLETTSVILLE, TN 37072
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES E. PRIDY, et ux (NAME)	FIDELITY FEDERAL SAVINGS & LOAN (NAME)	83-15
2717 FORTLAND DRIVE (STREET ADDRESS OR ROUTE NUMBER)	401 UNION STREET (STREET ADDRESS)	118
NASHVILLE, TN 37206 (CITY) (STATE) (P. O. ZIP)	NASHVILLE, TENNESSEE 37219 (CITY) (STATE) (ZIP)	15DA-54866

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, CARL RAYMOND MADDUX and wife, ANNITA C. MADDUX

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES E. PRIDY and wife, JOYCE E. PRIDY

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. 136 on the Plan of Fortland Park, Section II, Addition One, as of record in Book 2854, page 85, Register's Office for said County.

Said lot fronts 85 feet on the south side of Fortland Drive and runs back 115 feet on the west line and 144 feet on the east line, to a dead line in the rear which is a broken line on which it measures 89.7 feet.

Being the same property convyed to Carl Raymond Maddux and wife, Annita C. Maddux by deed from Charles Byrum and wife, Billie Byrum of record in Book 4797, page 739, Register's Office for said county.

This is unimproved ( ) improved (X) property, known as 2717 Fortland Drive, Nashville, Tennessee 37206
(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 hand s this 26th day of August, 1977

Carl Raymond Maddux
CARL RAYMOND MADDUX

Annita C. Maddux
ANNITA C. MADDUX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Carl Raymond Maddux and Annita C. Maddux

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 Goodlettsville, Tennessee this 26th day of August, 19 77

Robert G. Lee
Notary Public.

Commission Expires 9-7-80

STATE OF
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 purpose 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

E 23270

IDENTIF. REFERENCE

AUG 31 8 32 AM '77

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

AUG 31 77	CONV	35,400.00			
AUG 31 77	S'TAX		B*	92.04	
AUG 31 77	PR'FEE		B*	.50	
AUG 31 77	W'DEED		B*	4.00	* 96.54

L-560487-0

WARRANTY DEED

FROM
CARL RAYMOND MADDUX, et ux

TO
JAMES E. PRIDY, et ux

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. Livery of Seisin

Compliments of
Title Associates, Inc.

REPRESENTING
USLIFE TITLE INSURANCE
Company of New York