FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 29,244.74

Janet Harris
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 12th DAY OF October 1977.

Betty S. Chesmore
Notary Public

MY COMMISSION EXPIRES: 8/15/79

(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
ALAN L. SATURN, ATTORNEY 20th Floor, 1st American Center, Nashville, Tenn. 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Katherine Aline Tinoco (NAME)	FIDELITY FEDERAL SAVINGS & LOAN (NAME)	3D-44794
2313 Modena Drive (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Map 84-11
Nashville, Tenn. 37214 (CITY) (STATE) (P. O. ZIP)	Nashville, Tenn. (CITY) (STATE) (ZIP)	:ar 182

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, JOSEPH C. MURPHY and wife, JANICE M. MURPHY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KATHERINE ALINE TINOCO and CHARLENE MICKELSON

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. 197A as shown on the Map of the Resbudivision of Lots 197, 187, 199, 200, 201 and 202 of Maplecrest according to a survey of Ha. R. Swann, Jr., Surveyor, dated July 9, 1951, of record in Book 2022, page 247, Register's Office for Davidson County, Tennessee.

SAID Lot No. 197A fronts 77.5 feet on the southerly side of Modena Drive and runs back between lines 169.5 feet on the westerly line and 185.4 feet on the easterly line, to a line in the rear, which is a broken line, and measures 81 feet, on the dead line.

BEING the same property conveyed to Joseph C. Murphy and wife, Janice M. Murphy, by deed from Greg E. Snow and wife, Patricia L. Snow, of record in Book 5067, page 264, Register's Office for Davidson County, Tennessee.

IT is understood and agreed that part of the consideration for the transfer of this property is the agreement of the grantees to assume the unpaid balance of anote secured by a first mortgage Deed of Trust to Lovell & Malone, of record in Book 5067, page 266, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trsut is hereby transferred to the said Grantees.

This is improved (X) unimproved ( ) property, known as 2313 Modena Drive, Nashville, Tennessee - 37214
(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 12th day of October, 19 77

Joseph C. Murphy

Janice M. Murphy

STATE OF TENNESSEE
Davidson County

BOOK 5209 PAGE 212

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joseph C. Murphy and wife, Janice M. Murphy

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 12th day of October, 19 77.

Commission expires 8/15/79

Betty G. Ehrenclau
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

WARRANTY DEED

FROM

JOSEPH C. MURPHY, et ux

TO

KATHERINE ALINE TINOCO

CHARLENE MICKELSON

E 31229

IDENTIF. REFERENCE

OCT 14 4 01 PM '77

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

OCT 14 77	CONV	29,244.74			
OCT 14 77	S'TAX		B*	75.92	
OCT 14 77	PR'FEE		B*	.50	
OCT 14 77	W'DEED		B*	4.00	* 80.42

File Box 7 Alan L. Saturn, Atty.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.