BOOK 5211 PAGE 824

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 64,500.00

John A. Kirstein
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF October 1977.

Notary Public

MY COMMISSION EXPIRES: 2-23-77

(AFFIX SEAL)

This Instrument Was Prepared By
DENNEY, LACKEY & CHERNAU
218 Third Avenue North
Nashville, Tennessee 37201
NAME ADDRESS

THIS INSTRUMENT WAS PREPARED BY

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John A. Kirstein (NAME)	Fidelity Federal Savings & Loan Assn. (NAME)	Map 130-11
4519 Beacon Drive (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Parcel 103
Nashville, Tn. 37215 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	7DA-51715

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, JAMES C. GARDNER, JR. AND WIFE, JANET P. GARDNER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN A. KIRSTEIN AND WIFE, MYRL B. KIRSTEIN

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 7th Civil District of Davidson County, Tennessee, being Lot No. 6 on Block "S" on the Plan of Tyne Meade, Section 4, as of record in Book 1424, page 25, said Register's Office.

Said Lot No. 6 fronts 119.2 feet on the easterly side of Beacon Drive and runs back 396.37 feet on the northerly line and 431.9 feet on the southerly line to a dead line, measuring 177.83 feet thereon.

Being the same property conveyed to James C. Gardner, Jr. and wife, Janet P. Gardner by deed from Gregory T. Armstrong and wife, Edna S. Armstrong of record in Book 4251, page 148, Register's Office for Davidson County, Tennessee.

This is improved (X) unimproved ( ) property, known as 4519 Beacon Drive (House Number) (Street) Nashville, Tenn. 37215 (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 17 day of October, 1977

James C. Gardner, Jr.

Janet P. Gardner

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, KATHY JO HAHN, a Notary Public in and for said County and State, the within named James C. Gardner, Jr. and wife, Janet P. Gardner

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 17 day of October 1977

Commission expires 2-23-81

Kathy Jo Hahn
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 (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (they) (he) 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

Loan No. 112301-1

WARRANTY DEED

FROM
James C. Gardner, Jr. and wife,

Janet P. Gardner

TO
John A. Kirstein and wife,

Myrl B. Kirstein

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

E 3 1 9 4 7

IDENTIF. REFERENCE

OCT 19 3 24 PM '77

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OCT 1977	CONV	61,500.00			
OCT 1977	S'TAX		B*	159.90	
OCT 1977	PR'FEE		B*	.50	
OCT 1977	W'DEED		B*	4.00	* 164.40