WARRANTY DEED

BOOK 5238 PAGE 57

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mrs. William Choate (NAME:)	Fidelity Federal Savings & Loan Association (NAME)	Map 102-3
6540 Upton Court (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2588 (STREET ADDRESS)	par 188
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tenn. 37219 (CITY) (ZONE) (STATE)	8DZ 08767

For and in Consideration of the sum of ten and no/100---------- *DOLLARS* cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Gail S. Smith, hereinafter called the grantor, *have bargained and sold, and by these presents do transfer and convey unto the said* Mrs. William Choate, hereinafter called the grantee, her *heirs and assigns, a certain tract or parcel of land in* DAVIDSON *County, State of Tennessee, described as follows, to-wit:*

Two tracts of land lying and being in Davidson County, Tennessee, and described as follows:

TRACT NO. I: Land in Davidson County, Tennessee, being Lot No. 11 on the plan of Charlotte Park, Section 26-B, as of record in Book 3842, page 203, Register's Office for said County, more particularly described as follows:

Beginning at a point in the northerly margin of North Upton Court, common corner of Lots Nos. 11 and 12; thence along the line between said two lots northerly 199.19 feet, more or less, to the center line of a creek; thence along said center line easterly approximately 30 feet to a point; thence South 26° 54' 28" West 73.20 feet' thence South 41° 49' 48" East 116.46 feet; thence South 48° 10' 27" West 27.36 feet to a point in the northwest corner of Lots Nos. 10 and 11; thence along the line between Lots Nos. 10 and 11 southwesterly 121.45 feet to a point in the northerly margin of said North Upton Court; thence westerly along said margin 42.0 feet to the beginning.

TRACT NO. II: Land in Davidson County, Tennessee, being part of the Reserved Parcel "A" on the plan of Charlotte Park, Section 26, of record in Book 3700, page 91, Register's Office for said County, described according to a survey made by Kohl-Coode and Associates, dated August 11, 1973, as follows:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 44,000.00

Subscribed and sworn to before me, this the 23rd day of December 19 77

Affiant

My commission expires: 11-7-79 (Affix Seal)

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENN.

Beginning at a point, said point being located at the rear common corner of Lot No. 9 on the plan of said Section 26 and Lot No. 11 on the plan of Charlotte Park, Section 26-B, of record in Book 3842, page 203, said Register's Office; thence with the northeasterly extension of the line between said Lots Nos. 9 and 11, North 48° 10' 12" East, passing a witness line at 220.28 feet, a total distance of 249.28 feet, more or less to the center of a creek; thence with the center of said creek northwestwardly and westwardly 260 feet, more or less, to a corner of said Lot No. 11; thence with a line of said Lot No. 11, South 27° 00' 53" West, passing a concrete monument at a witness line at 35 feet, more or less, and continuing for a distance of 33.24 feet, making a total of 68.24 feet, more or less, to a concrete monument; thence with the northeasterly line of said Lot No. 11, South 41° 49' 48" East 116.46 feet to the point of beginning, containing 27,225 square feet, more or less.

Being the same property conveyed to Gail S. Smith by deed from Claude V. Lawrence and wife, Mary C. Lawrence of record in Book 4908, page 847, Register's Office for Davidson County, Tennessee.

***It is understood by the parties that part of the consideration for this conveyance is the assumption of and agreement to pay by the grantees the balance of a note which is secured by a Deed of Trust of record in Book 4286, page 506, said Register's Office to which reference is here made for a more definite description of said note.

This is ~~improved~~ unimproved (X) property, known as 6540 Upton Court, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said grantee *her heirs and assigns, forever.*

And I *do covenant with the said* grantee *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And I *do further covenant and bind* myself and my *heirs and representatives, to warrant and forever defend the title to the said land to the said* grantee *her heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 22nd *day of* December, *19* 77, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

THIS INSTRUMENT WAS PREPARED BY:
Mail
Charles P. Cron
Attorney at Law
223 Madison Street
Madison, Tennessee 37115

X Gail S. Smith
GAIL S. SMITH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State, the within named* Gail S. Smith

the bargainor, with whom I am personally acquainted, and who acknowledged that she *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 22nd *day of* December, *19*77.

Charles P. Cron, *Notary Public.*

Commission Expires 11-7-79.

STATE OF
COUNTY OF

Personally appeared before me, ..., *a Notary Public in and for said County and State, the within named* .....

the bargainor, with whom I am personally acquainted, and who acknowledged that ..... *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at ....., *this* ..... *day of* ....., *19*.....

....., *Notary Public.*

Commission Expires .....

STATE OF TENNESSEE
COUNTY OF

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be* .....*of the* ....., *the within named bargainor, a corporation, and that* .....*he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in ....., *this* .....*day of* ....., *19*.....

.....
Notary Public

Commission Expires .....

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WARRANTY DEED

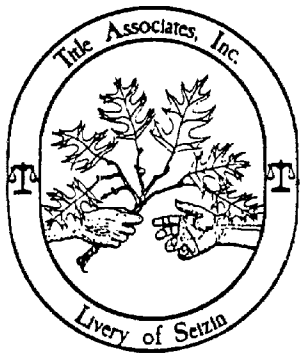
FROM

Gail S. Smith

TO

Mrs. William Choate

TITLE INSURED BY POLICY NUMBER:



Compliments of

Title Associates, Inc.

REPRESENTING

U.S.LIFE TITLE INSURANCE
Company of New York

E 4382 5

IDENTIF. REFERENCE

Dec 29 10 37 AM '77

FELIX Z. MILLSON II REGISTER
DAVIDSON COUNTY, TENN.

DEC29 77 W'DEED
DEC29 77 PAYFEE 8.00 * 122.90
DEC29 77 STAX .50
DEC29 77 CONV 114.40
44,000.00