ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
(NAME)	First Federal Savings & Loan (NAME)	8DA-37185
(STREET ADDRESS OR ROUTE NUMBER)	Union at Fourth (STREET ADDRESS)	91-14
(CITY) (STATE) (ZIP CODE)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00)---------- DOLLARS

Cash in hand paid and other good and valuable consideration, receipt of which is hereby acknowledged,

DEC30 CONV 114,800.00

I, DEC30 S'TAX B* 38.48

DEC30 PR'FEE B* .50

Lola M. Wentz Stevens, DEC30 W'DEED B* 4.00 * 42.98

have bargained and sold, and by these presents do transfer and convey unto the said Leo F. Duzak and wife, Juliette H. Duzak,

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, to-wit:

Beginning at a point on the northerly margin of O'Brien Avenue formerly Martha Street, Southwest corner of the property conveyed to Sheila Cheek and wife, by deed from J. C. Hand and wife, as of record in Book 1583, page 391, Register's Office; thence with a western boundary line of said Cheek property, northwardly 150 feet to a point on the southerly margin of a 12 foot alley; thence with the southerly margin of said alley westwardly 50 feet; thence southwardly 150 feet more or less to a point on the northerly margin of said O'Brien Avenue; thence with a northerly margin of said avenue, eastwardly 50 feet to the beginning.

Being the same property conveyed to Lola M. Wentz, now Stevens by deeds from James R. Covington and wife, of record in Book 3463, page 277, Register's Office for Davidson County, Tennessee, and from Robert W. Wentz, Jr., of record in Book 4816, page 857, said Register's Office.

James Stevens, husband of Lola M. Wentz Stevens, hereby joins in the execution of this instrument for the purpose of conveying any and all interest including all marital rights which he may have in the subject property.

This conveyance is subject to easements, restrictions, setback lines of record, and taxes for the current year applicable to said property.

unimproved ( )
This is improved (xx) property, known as 5624 O'Brien Avenue
(House Number) (Street)
Nashville, Tennessee 37209
(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 29th day of December, 19 77.

Lola M Wentz Stevens
LOLA M. WENTZ STEVENS

x James Stevens
JAMES STEVENS

BOOK 5238 PAGE 794

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Bobbie M. Murphy, a Notary Public in and for said County and State, the within named Lola M. Wentz Stevens and husband, James Stevens,

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 30th day of December, 19 77.

My commission expires 10-18-81 Notary Public Bobbie M. Murphy

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 14,800.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Juliette H. Duzak

Sworn to and subscribed before me this 30th day of December, 19 77.

My commission expires 10-18-81 Notary Public Bobbie M. Murphy

This instrument was prepared by:

Name	Address
This instrument prepared by	
STEPHENSON, LACKEY AND WAITE	
First Federal Building	
Nashville, Tennessee 37219	

WARRANTY DEED

FROM LOLA M. WENTZ STEVENS

TO LEO F. DUZAK and wife, JULIETTE H. DUZAK

E A 4 1 2 9

IDENTIF. REFERENCE T

DEC 30 1 43 PM '77

FELIX Z. WILSON TI REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219