BOOK 5238 PAGE 954

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 30,000.00

Kay B Kephart
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF December, 1977

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kay B. Kephart (NAME)	Fidelity Federal Savings & Loan (NAME)	Map 103-15
422 Lynwood Blvd. (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Parcel 3
Nashville TN 37205 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	8DA-46200.

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, J. RICHARD CHAMBERS, TRUSTEE, WITH FULL POWER TO TRANSFER, SELL, CONVEY, MORTGAGE OR OTHERWISE ENCUMBER WITHOUT THE JOINDER OF ANY BENEFICIARY HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KAY B. KEPHART

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. 3 on the Plan of Postwood Subdivision of record in Book 5050, page 41, said Register's Office, to which plan reference is hereby made for a more complete description of said lot.

Being part of the same property conveyed to J. Richard Chambers, Trustee with full power to transfer, sell, convey, mortgage, or otherwise encumber without the joinder of any beneficiary, by deed from Alfred Finkelstein, Trustee, of record in Book 5051, page 697, Register's Office for Davidson County, Tennessee.

This property is subject to all requirements, conditions, easements, assessments, liens, uses, restrictions, limitations, burdens and other undertakings, including the rights and interest of other lot owners within Postwood; and including the requirement that all owners of lots in Postwood be members of the Postwood Homeowner's Association, subject to assessment for the payment of costs incident to the maintenance of the common areas, the improvements thereon, and the administrative expenses of the Association, and providing for a lien to secure the payment thereof which is secondary to any first mortgage all as contained in instrument executed by the Grantors and recorded in Book 5116, page 225, said Register's Office, which said instruments are included in this Deed by reference and made a part hereof the same as though copied herein verbatim.

This is unimproved ( ) improved (X) property, known as 422 Lynwood Blvd Nashville TN. 37205
(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 my hand this 29th day of December, 1977

J. Richard Chambers, Trustee

J. Richard Chambers, Trustee

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, James H. Boyd, Jr., a Notary Public in and for said County and State, the within named J. Richard Chambers, Trustee

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 29th day of December, 1977.

Commission expires My Commission Expires October 18, 1981

James H. Boyd
Notary Public

NOTARY PUBLIC AT LARGE TENNESSEE

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) (themselves) (himself) acknowledged 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

21 12 32

WARRANTY DEED

FROM
J. Richard Chambers, Trustee

TO
Kay B. Kephart

E 44181

IDENTIF. REFERENCE

Dec 30 3 23 PM '77

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

DEC30'77	CONV	30,000.00			
DEC30'77	S'TAX		B*	78.00	
DEC30'77	PR'FEE		B*	.50	
DEC30'77	W'DEED		B*	4.00	* 82.50