FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 125,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF January 1978.

Notary Public

MY COMMISSION EXPIRES: 11-19-79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foley & Weiss, Attorneys, 908 Fidelity Federal Building, Nashville, Tennessee 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Annie Scales (NAME)	Fidelity Federal Savings & Loan Assn. (NAME)	13DA-67480
3205 Leawood Drive (STREET ADDRESS OR ROUTE NUMBER)	401 Union Avenue (STREET ADDRESS)	80-12-101
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	

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, Robert F. Lance & Associates, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Annie Scales

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:

BEING Lot No. 38 on the Plan of Bordeaux Hills Addition of record in Book 4460, Page 9, said Register's Office, to which plan reference is here made for a complete legal description.

BEING the same property conveyed to Robert F. Lance & Associates, Inc. by deed from Ben Edward Amos of record in Book 5237, Page 183, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to restrictive covenants of record in Book 4495, Page 859, said Register's Office, easements and setback lines as set forth on the above plan of record and taxes for the current year which have been prorated and assumed by the Grantee herein.

AS part of the above consideration of the Grantee herein agrees to assume and pay the unpaid balance owing on a certain note executed by the Grantor herein to Fidelity Federal Savings & Loan Association in the original principal amount of $19,650.00. of record in Book 4683, Page 77, said Register's Office.

This is unimproved ( ) improved (XX) property, known as 3205 Leawood Drive, Nashville, Tennessee
(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 its hand this 3rd day of January, 19 78

ROBERT F. LANCE & ASSOCIATES, INC.

BY: Robert F. Lance

STATE OF TENNESSEE
Davidson County

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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 _____, Tennessee, this _____ day of _____ 19__

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Robert F Lance and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves), to be the President and _____ respectively of the Robert F. Lance & Associates, Inc. the within named bargainor, a corporation, and that (he) (they) as such President 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 Robert F Lance as such President, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at Nashville, Tennessee on this the 31 day of January, 1978

My commission expires 11/7/79

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

FROM ROBERT F. LANCE & ASSOCIATES, INC.

TO ANNIE SCALES

Mail deed to James T. Cason 2704 12th Ave. So.

E 4581 6

IDENTIF. REFERENCE

JAN 4 05 PM '78

57204

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

File in Box 4

JAN 11 78	CONV	25,500.00			
JAN 11 78	S'TAX		B*	56.30	
JAN 11 78	PR'FEE		B*	.50	
JAN 11 78	W'DEED		B*	4.00	* 70.80