FORM NO. WD-1

BOOK 5244 PAGE 991

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 44,960.16

Robert W. Branch Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF January, 1978.

Notary Public

MY COMMISSION EXPIRES: 10/28/78

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Alan L. Saturn, Attorney 20th Fl. First American Center Nashville, Tenn. 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ROBERT W. BRANCH, JR. (NAME)	FIDELITY FEDERAL SAVINGS & LOAN ASSC. (NAME)	
5100 Whitaker Drive (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	161-6
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	103

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, LAWRENCE M. KERRIGAN, JR. and wife, PRILLIE S. KERRIGAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROBERT W. BRANCH, JR. and wife, CHRISTINE C. BRANCH

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. 145 on the Plan of Huntington Park, Section 2, of record in Book 4175, page 108, Register's Office for said County.

BEGINNING at an iron pin in the easterly margin of Whitaker Drive, at the common fron corner of Lots 145 and 146; thence with the line between said two lots easterly 142.15 feet to an iron pin; thence northerly 101.31 feet to a concrete monument in the souterhly margin of McMurray Drive; thence with the marginof the same westerly 105 feet to a concrete monument at the beginning of a curve to the left haveing a radius of 25 feet; thence around said curve 39.36 feet to a concrete monument in the easterly margin of Whitaker Drive; thence with the margin of the same southerly 76.96 feet to the point of beginning.

BEING the same property conveyed to Lawrence M. Kerrigan, Jr. et ux Prillie S. Kerrigan, by Warranty Deed from Robert E. Potter, et ux, of record in Book 4897, page 718, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Fidelity Federal Savings & Loan Association of record in Book ____, page ____, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

This is unimproved ( ) improved (XX) property, known as 5100 Whitaker Drive (House Number) (Street) Nashville, Tennessee (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 hand s this 17th day of January, 1978

Lawrence M. Kerrigan Jr. by Prillie S. Kerrigan, Attorney-in-fact
LAWRENCE M. KERRIGAN, JR.

Prillie S. Kerrigan
PRILLIE S. KERRIGAN

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named Prillie S. Kerrigan, both personally and as attorney-in-fact for Lawrence M. Kerrigan, Jr., being authorized so to do

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 Nashville, Tennessee, this 17th day of January 1978

Commission expires 10/28/78

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 (his oath) (their several oaths) acknowledged (himself) (themselves) 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

WARRANTY DEED

FROM

LAWRENCE M. KERRIGAN, JR. et ux

TO

PRILLIE S. KERRIGAN

ROBERT W. BRANCH, JR. et ux

CHRISTINE C. BRANCH

PLEASE FILE IN BOX "7"
ALAN L. SATURN, ATTORNEY

E 46926.

IDENTIF. REFERENCE

JAN 23 9 51 AM '78

REGISTER

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JAN23 78	CONV	44,960.1			
JAN23 78	S'TAX		B*	117.00	
JAN23 78	PR'FEE		B*	.50	
JAN23 78	W'DEED		B*	4.00	* 121.50