Please Mail Back To
JOHN G. DOAK
2525 Lebanon Road
Nashville, Tenn. 37214

Form furnished by Attorneys Title Company, Inc.

BOOK 5248 PAGE 754

Form No. WD-2

FROM

FRED C. POWELL, JR., ET UX

GINA S. POWELL

TO

KENNETH EDWARD FARLER ET UX

JUDY F. FARLER

For draftsman's use

PREPARED BY:

JOHN G. DOAK, ATTORNEY
2525 Lebanon Road
Nashville, Tennessee 37214

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth Edward Farler et ux (NAME)	Home Federal Savings & Loan (NAME)	4D24726
4559 Baton Rouge Drive (STREET ADDRESS OR ROUTE NUMBER)	230 4th Avenue N. (STREET ADDRESS)	75-4
Hermitage, Tennessee 37076 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	61

(FOR REGISTER'S USE)

IDENTIFICATION REFERENCE

FEB 2 9 36 AM '78

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 52,030.18 Kenneth E. Farler
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF February 19 78

John G. Doak
Notary Public

MY COMMISSION EXPIRES: 31 Dec 1981

(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE

48698

For and in Consideration of the sum of Ten ($10.00) DOLLARS and other good and valuable considerations including grantees agreement to assume and to pay the balance of the mortgage indebtedness on the premises dated September 4, 1970, of record in Book 4444, page 475, Register's Office for Davidson County, Tennessee, in the original principal amount of $31,850.00.

Fred C. Powell, Jr., and wife, Gina S. Powell have bargained and sold, and by these presents do transfer and convey unto the said Kenneth Edward Farler and wife, Judy F. Farler heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 295 on the Plan of Tulip Grove, Section 5 as of record in Book 4175, page 295, Register's Office for Davidson County, Tennessee.

SAID Lot 295, being a corner lot, fronts 100 feet on the easterly side of Baton Rouge Drive, and 102 feet on the southerly side of Trenton Drive and 39.27 feet along the curving corner at the intersection of said streets; and runs back between converging lines, 134.6 feet on the easterly side line and 131.12 feet on the southerly side line, to a point at the rear.

BEING the same property conveyed to Fred C. Powell, Jr., and wife, Gina S. Powell by deed from Richard Louis Tinney and wife, Dorothy A. Tinney of record in Book 4679, page 431, Register's Office for Davidson County, Tennessee.

Grantors further transfer and convey unto grantees the funds held in escrow and do hereby authorize Home Federal Savings & Loan Association to transfer the existing insurance on the premises to grantees.

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WD-2

This is unimproved ( ) improved (X) property, known as 4559 Baton Rouge Drive, Hermitage, TN 37076
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

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 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.

And we do further covenant and bind ourselves, and our heirs and representatives, to warrant and forever defend the title to the said land to the said grantees heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand s this 1st day of February, 19 78

Fred C. Powell, Jr.
FRED C. POWELL, JR.

Gina S. Powell
GINA S. POWELL

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 Fred C. Powell, Jr. and wife, Gina S. Powell

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 1st day of February, 19 78.

John G. Doak
Notary Public.

JOHN G. DOAK NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Commission expires 31 May 1981.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, FEB-2 CONV 52,030.18, a Notary Public of the State and County aforesaid, personally appeared FEB-2 S'TAX B* 135.20, with whom I am personally acquainted, and who, upon oath, acknowledged FEB-2 PR'FEE B* .50 self to be FEB-2 RECD B* 4.00 * 139.70 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.